

August 1st 2023



RIOCAN – WINDFIELDS FARM BLOCK C2: RFP – ADDENDUM NO.03

ADDENDUM NO.3 ISSUED: August 1st, 2023

1. Is there a spec for the retaining wall?
 - **Response: Refer to Turner Fleischer Architects Inc. Addendum No.3 dated August 1, 2023**
2. In regards to Addendum No.1 it is noted to include a dry sprinkler in the garbage room, however no details were provided. Please provide drawings and specifications for this scope to price accurately.
 - **Response: Refer to Turner Fleischer Architects Inc. Addendum No.3 dated August 1, 2023**
3. The bid closing date has been extended to August 10, 2023.

QUERIES DURING THE BID

The contractor will base their bid on all drawings and specification documents. It is the contractor's responsibility to obtain clarification of any terms, conditions or technical requirements contained in documents/drawings.

Any questions or requests for clarification during the solicitation period must be submitted in writing to **mbertagnolli@riocan.com**, by **12:00pm on July 25th, 2023**. Inquiries relating to this solicitation are to be directed ONLY to the contact listed. Non-compliance with this condition during the solicitation period may, for that reason alone, result in the disqualification of the contractor.

RFP SUBMISSION DEADLINE

Please submit your proposal no later than **August 10th, 2023 at 5:00pm EST**.

Inquiries and Proposals shall be submitted by e-mail to the contact below:

Windfields Block C2
Attn: Melea Bertagnolli
mbertagnolli@riocan.com
COORDINATOR, DEVELOPMENT CONSTRUCTION
RioCan Yonge Eglinton Centre, 2300 Yonge St, Suite 500
Box 2386 | Toronto, ON M4P 1E4

Turner Fleischer Architects Inc.

67 Lesmill Road
Toronto ON, M3B 2T8
T 416 425 2222
F 416 425 6717
info@turnerfleischer.com
turnerfleischer.com



Addendum

Project Name:	Windfields Block C2	Date:	2023-08-01
Address:	Winchester Road & Simcoe Street, Oshawa, ON	Addendum No.:	03
		Proj. No.:	08.118CS3

The following information supplements and/or supersedes the bid documents issued on **July 17th, 2023**. This Addendum forms part of the contract documents and is to be read, interpreted, and coordinated with all other parts. The cost of all contained herein is to be included in the contract sum. The following revisions supersede the information contained in the original drawings and specifications issued for the above-named project to the extent referenced and shall become part thereof. Acknowledge receipt of this Addendum by inserting its number and date on the Tender Form. Failure to do so may subject bidder to disqualification.

Response to RFI:

- 1.01** *Is there a spec for the retaining wall? I just want to make sure everyone prices the same product.*
Response: Provide Grande Wall by Permacon for the retaining wall.
- 1.02** *In regards to Addendum No.1 it is noted to include a dry sprinkler in the garbage room, however no details were provided. Please provide drawings and specifications for this scope to price accurately.*
Response: Revised mechanical drawings with dry sprinkler details attached.

Revisions to Architectural Drawings:**Building C5**

- 1.03 Revise Drawing A002 – Site Plan, and A005 – EV Charging Station Base details**
- a) Relocation of signage, bollards and site furniture (i.e, bicycle rack, bench, and trash receptacles). See attached.
 - b) Revised note for retaining wall. See attached.
 - c) Revised note for Barrier- Free Guard-rail at Unit 3 (CIBC). See attached.
- Revise drawing A005 – Site Details**
- d) EV Charging Station Callout and details added. See attached.
- Revise drawing A301 - Elevations**
- e) Added additional wall sconce to West Elevation 1/A301. See attached.

Revisions to Consultant Drawings:

- 1.04** Refer to Landscape Addendum No. 2 issued by STLA dated 2023-08-01.
- 1.05** Refer to Mechanical Addendum No. 2 issued by Hammerschlag & Joffe dated 2023-08-01.

1.06 Refer to Electrical Addendum No. 2 issued by Hammerschlag & Joffe dated 2023-08-01.

Issued To: Lauren Sullivan, lsullivan@riocan.com
Melea Bertagnolli, mbertagnolli@riocan.com
Maryam Waseem, mwaseem@riocan.com

Issued By: Edward Uzoma, edward.uzoma@turnerfleischer.com
Melissa Hombrebueno, melissa.hombrebueno@turnerfleischer.com

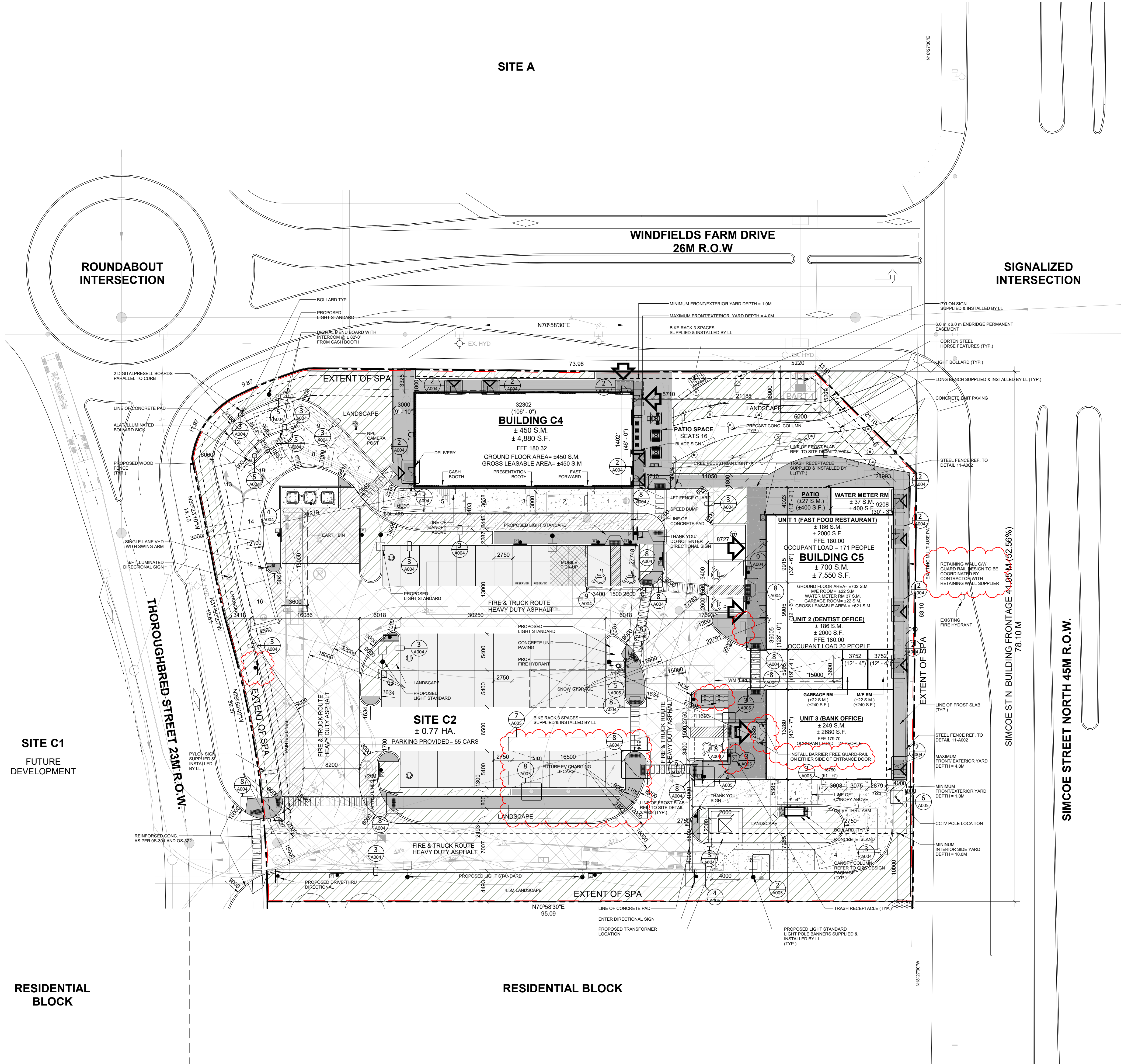
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1 OVERALL SITE PLAN
A002/ 1: 300

RESIDENTIAL BLOCK

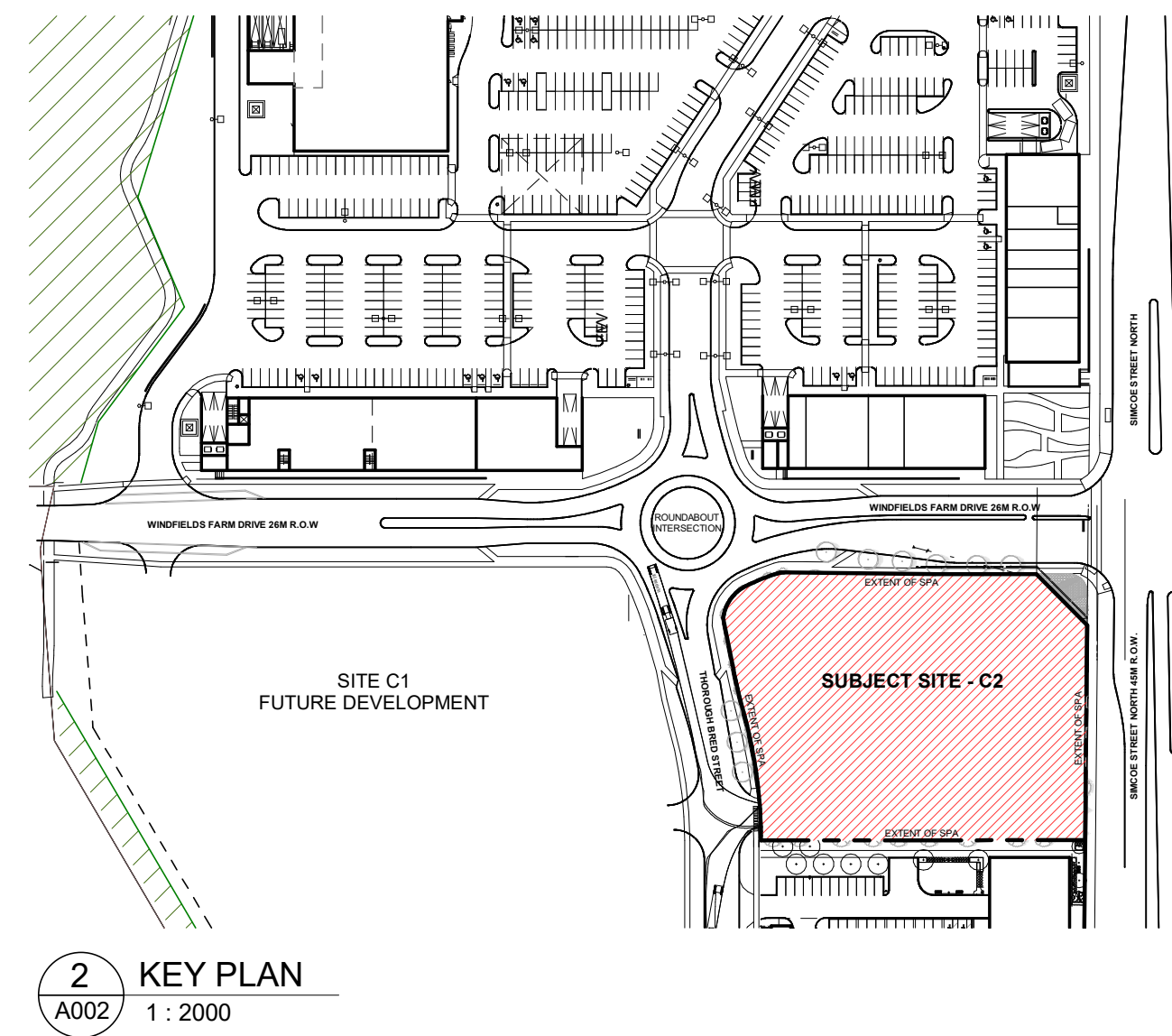
SITE C1
FUTURE DEVELOPMENT

ROUNDAABOUT
INTERSECTION



RESIDENTIAL BLOCK

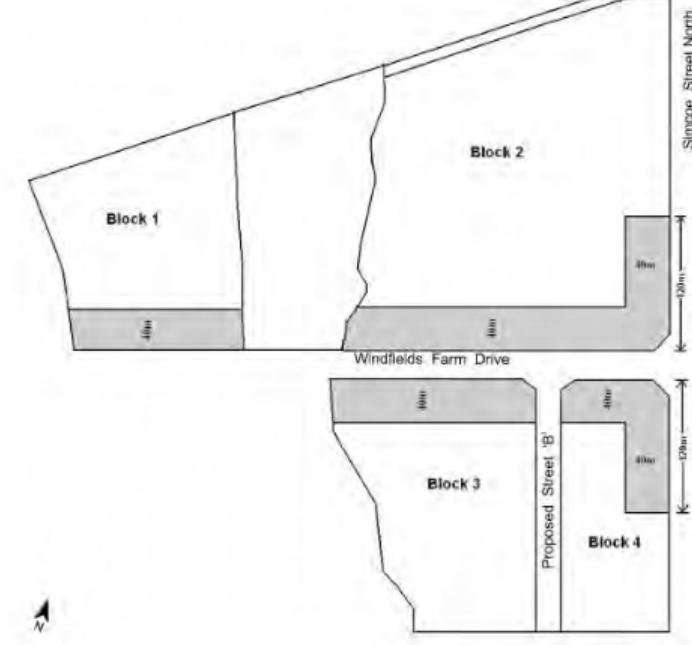
SIGNALIZED
INTERSECTION



2 KEY PLAN
A002/ 1: 2000

LEGEND	
	ENTRANCE ARROW
	EXIT ARROW
	FIRE HYDRANT
	SIGN
	ENGINEERED PAD
	PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED FROST SLAB
	PROPOSED TRANSFORMER

Appendix "A" to Special Condition PCC-A(4)



SITE C2 ZONING CHART

PCC-A(4) h-55 h56 h57 (PLANNED COMMERCIAL CENTRE)		REQUIRED		PROVIDED	
MIN. FRONT/ EXTERIOR SIDE YARD		1 M		2.0 M - 4.0 M	
MIN. INTERIOR SIDE, REAR YARD FOR APPENDIX "A" BUILDING SETBACK (BELOW)		10 M		20.2 M - 74.0 M	
		MIN. 1M - MAX. 4M		3.0 M - 4.0 M	
PARKING SPACE		2.6 M X 5.4 M		2.7 M X 5.4 M	
PARKING AISLE		6.5 M		6.5 M	
PARKING NUMBER		46 SPACES		56 SPACES	
TOTAL PARKING REQUIRED		46 SPACES		56 SPACES	
SHOPPING CENTRE (1/24 S.M.)					
ACCESSIBLE PARKING SPACE		TYPE A - 3.4 M X 5.4 M		TYPE A - 3.4 M X 5.4 M	
		TYPE B - 2.6 M X 5.4 M		TYPE B - 2.6 M X 5.4 M	
ACCESS AISLE		1.5 M		1.5 M	
ACCESSIBLE PARKING NUMBER		4 SPACES		5 SPACES	
		(2 TYPE A + 2 TYPE B)		(2 TYPE A + 2 TYPE B)	
LOADING SPACE		1 SMALL (3.6 M X 9 M)		1	
		2 LARGE (3.6 M X 15 M)		2	
DRIVE THROUGH					
VEHICLE QUEUING SPACES		3 M X 6 M		3 M X 6 M	
MIN SETBACK		3M		3 M	
NUMBER					
FINANCIAL INSTITUTIONS		4 SPACES		6 SPACES	
RESTAURANT		16 SPACES		16 SPACES	
DISTANCE FROM PUBLIC STREET		18 M		N/A	
ENTRANCE		12 M		N/A	
EXIT					
BICYCLE PARKING NUMBER		NO REQ.		6 SPACES	

TURNER
FLEISCHER

Turner Fleischer Architects Inc.

67 Leslie Road
Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

LEGAL DESCRIPTION: BLOCK C2, PLAN 40R-32231, CITY OF OSHAWA

STATISTICS

SITE C2	11.91 ACRES	±0.77 HA.
BUILDING C4 AREA	14,880 S.F.	1,450 S.M.
NETAL AREA (RESTAURANT)	14,880 S.F.	1,450 S.M.
BUILDING C5 AREA	17,550 S.F.	1,700 S.M.
NETAL AREA	21,000 S.F.	2,000 S.M.
OFFICE AREA	14,880 S.F.	1,450 S.M.
MIE ROOM AREA	2,400 S.F.	222 S.M.
WATER METER ROOM	400 S.F.	37 S.M.
GARAGE ROOM AREA	1,400 S.F.	129 S.M.
TOTAL NETAL LEASABLE AREA (GLA)	41,330 S.F.	4,000 S.M.
TOTAL SERVICE AREA	1,880 S.F.	181 S.M.
TOTAL BUILDING AREA	43,210 S.F.	4,181 S.M.
TOTAL PARKING REQUIRED	46 SPACES	46 SPACES
BARRIER FREE PARKING SPACES	2 TYPE A	3 TYPE B
PARKING PROVIDED	3 TYPE A	55 SPACES
BARRIER FREE PARKING SPACES	4,421,000 S.F.	4,781,000 S.M.

FSI		0.14
COVERAGE		
BUILDING AREA	±12,430 S.F.	14.94%
PROPOSED PAVED SIDEWALK AREA	±8,820 S.F.	10.60%
PROPOSED LANDSCAPE AREA	±15,132 S.F.	18.19%
PROPOSED PAVEMENT	±44,616 S.F.	53.63%

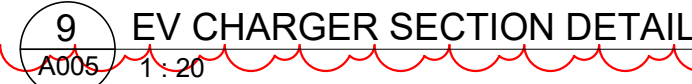
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42	2023-07-27	ISSUED FOR ADDENDUM NO. 2	MH
41	2023-07-26	ISSUED FOR COORDINATION	MH
40	2023-07-17	ISSUED FOR PERMIT & TENDER	MH
6	2023-06-20	ISSUE FOR SPA SUBMISSION 3	MH
5	2023-04-25	ISSUED FOR COORDINATION	MH
3	2023-03-23	ISSUED FOR SPA SUBMISSION 2	MH
2	2023-02-09	ISSUED FOR SPA SUBMISSION 2	MH
1	2022-10-13	ISSUED FOR SPA SUBMISSION 1	MH
#	DATE	DESCRIPTION	BY

RIO CAN

PROJECT
**WINDFIELDS FARM BLOCK C2
PROPOSED SITE PLAN**
2575 & 2585 THOROUGHGBRED ST., OSHAWA, ON,
L1L 0H4

SITE PLAN

PROJECT NO. 08.118CS3	
PROJECT DATE 2022-07-08	
DRAWN BY MHB	
CHECKED BY ECU	
SCALE AS NOTED	
DRAWING NO. A002	



EXTERIOR DRAWING LEGEND

	EXTENT OF 5/8" PLYWOOD BACKING FOR MOUNTING OF SIGNAGE AND FIXTURES. (FIRE RATED WHERE APPLICABLE)
	LINE DENOTES VERTICAL STEEL BRACING REFER TO STRUC. DWGS. FOR EXTENT & LOCATIONS
	EXTENT OF TENANT SPACE
	ALUMIN. BLDG NUMBER SIGNAGE (COORD. W/ PERMIT). GC TO PROVIDE PLYWOOD BACKING WHERE REQUIRED.

EXTERIOR FINISH SCHEDULE

MATERIAL	DESCRIPTION
EF1a	ARCHITECTURAL BLOCK VENEER MANUFACTURER: SHOULDSIDE DESIGNER STONE COLOUR: COLBY-ES TEXTURE: TAPESTRY MORTAR COLOUR: SOLOMON COLOURS INC. A SERIES 94A CAULKING COLOURS TO MATCH
EF2a	CLAY BRICK VENEER MANUFACTURER: BRAMPTON BRICK COLOUR: MANILLA MATTE, CONTEMPORARY MORTAR COLOUR: REGULAR MORTAR - NO PIGMENT CAULKING COLOURS TO MATCH
EF2b	CONCRETE BRICK VENEER MANUFACTURER: BRAMPTON BRICK COLOUR: NICKEL, METRIC NORMAN, CONTEMPO SERIES TEXTURE: SMOOTH MORTAR COLOUR: REGULAR MORTAR, NO PIGMENT CAULKING COLOURS TO MATCH
EF2c	CLAY BRICK VENEER MANUFACTURER: WATSON TOWN COLOUR: COAL TEXTURE: XT MORTAR COLOUR: REGULAR MORTAR, NO PIGMENT CAULKING COLOURS TO MATCH
EF3a	PREFINISHED METAL PANEL (ACM) 4MM THICK ALPOLIC ALUMINUM COMPOSITE MATERIAL, BENT TO PROFILE INDICATED WITH MANUFACTURER'S MOUNTING SYSTEM CUSTOM COLOUR: 734L830 VALFLON 9963 RED
EF3b	PREFINISHED METAL PANEL (ACM) 4MM THICK ALPOLIC ALUMINUM COMPOSITE METAL PANEL, BENT TO PROFILE INDICATED WITH MANUFACTURER'S MOUNTING SYSTEM DRY JOINT SYSTEM COLOUR: TBL BLACK
EF3c	PREFINISHED METAL PANEL (ACM) 4MM THICK ALPOLIC ALUMINUM COMPOSITE METAL PANEL, BENT TO PROFILE INDICATED WITH MANUFACTURER'S MOUNTING SYSTEM DRY JOINT SYSTEM COLOUR: WALNUT, TIMBER SERIES
EF3d	PREFINISHED METAL PANEL (ACM) 4MM THICK ALPOLIC ALUMINUM COMPOSITE MATERIAL, BENT TO PROFILE INDICATED WITH MANUFACTURER'S MOUNTING SYSTEM CUSTOM COLOUR: PANTONE 877C METALLIC COATED
EF3e	ALUMINUM PLATE PANELS: 3.2 MM THICK PLATE ALUMINUM (DRY JOINT SYSTEM / CAULKED JOINT SYSTEM) BENT TO PROFILE INDICATED WITH MANUFACTURER'S MOUNTING SYSTEM FINISH: BAKED-ON POWDER COATING DURANAR COATINGS BLACK UC40577 SRI-3
EF3f	SPANDREL GLAZING: 8MM HEAT STRENGTHENED GLASS WITH OPACIFYING COATING ON THE 2ND SURFACE COATING: OPAC-COAT-300 U-1060 PRIMARY WHITE
EF4a	GLAZED DOORS & WINDOWS MULLION COLOUR: BLACK ANODIZED
EF5a	GLASSFIBRE CONCRETE PANEL: REIDER OKO SKIN 1800MM X 147MM X 13 MM THICK OKO SKIN SERIES: PIETRA COLLECTION COLOUR: SAHARA MATT
EF5b	GLASSFIBRE CONCRETE PANEL: REIDER OKO SKIN 2500MM X 147MM X 13 MM THICK & 2500MM X 302 MM X 13 MM THICK (ALTERNATING PATTERN), 2500MM X 302 MM X 13 MM THICK SERIES: GREYSCALE COLLECTION COLOUR: LIQUID BLACK LIGHT TEXTURE: STANDARD
EF6	ZINC RICH EXTERIOR GRADE PRIMER: MANUFACTURER: PPG COLOUR: BLACK FINISH COATING TO MATCH METAL FILLER PANEL
EF9	EXTERIOR LIGHT FIXTURE DOWN LIGHT REFER TO ELECTRICAL DRAWINGS
EF10	METAL FLASHING & CAP FLASHING* AGWAY METALS PREFINISHED 24GA STEEL SHEET COLOUR: QC28262 BLACK

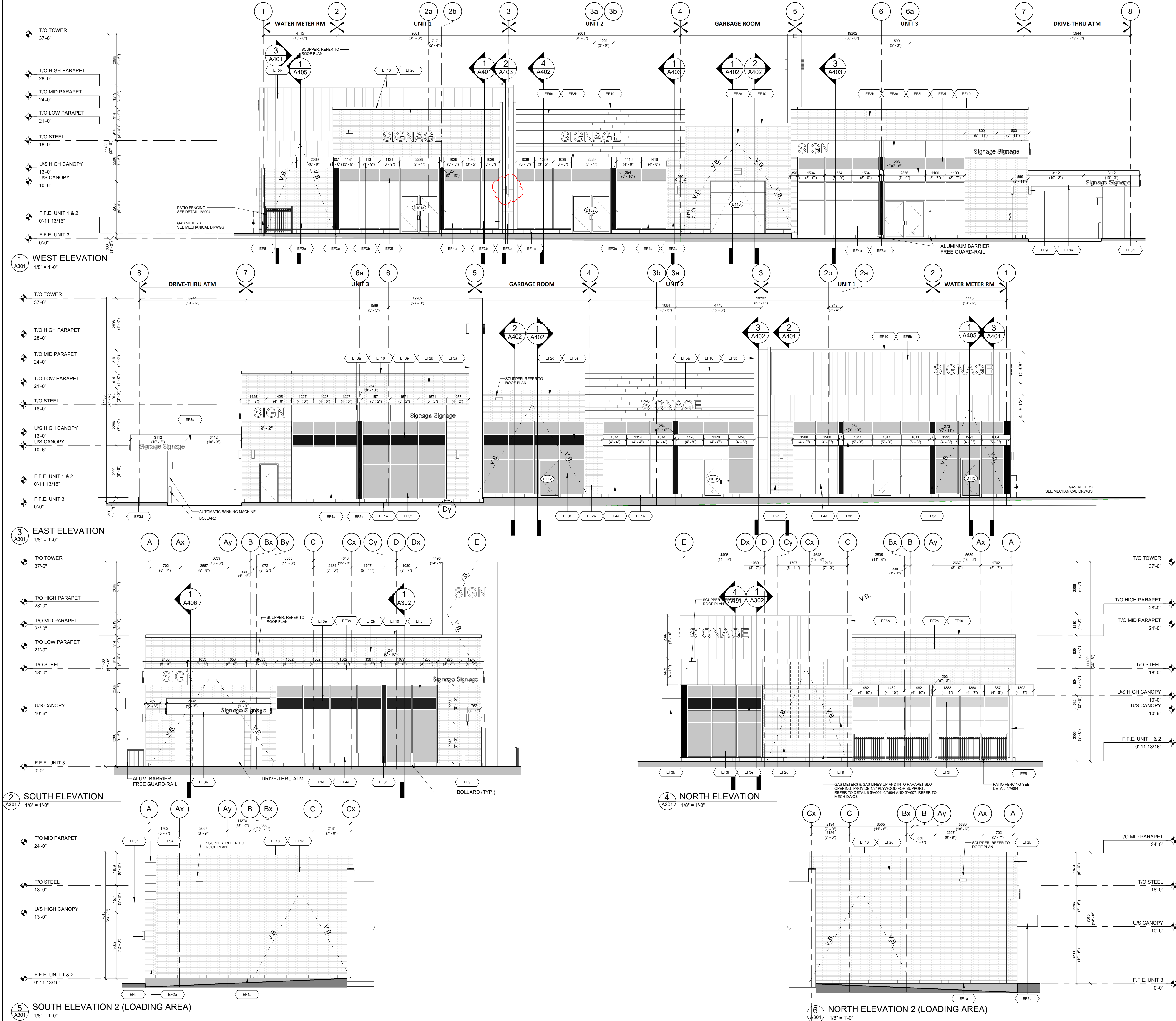
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9	2023-07-27	ISSUED FOR ADDENDUM NO. 2	MHB
8	2023-07-26	ISSUED FOR COORDINATION	MHB
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6	2023-07-17	ISSUED FOR PERMIT & TENDER	MHB
5	2023-06-16	ISSUED FOR PERMIT	MHB
4	2023-04-28	ISSUED FOR TENDER REVIEW	MHB
3	2023-04-12	ISSUED FOR COORDINATION	MHB
2	2023-03-23	ISSUED FOR COORDINATION	MHB
1	2023-03-06	ISSUED FOR COORDINATION	MHB
#	DATE	DESCRIPTION	BY

PROJECT
PROPOSED RETAIL BUILDING FOR WINDFIELDS
FARMS - BLOCK C2 PROPOSED BUILDING C5
2575 THOROUGHbred ST., OSHAWA, ON. L1L 0H4

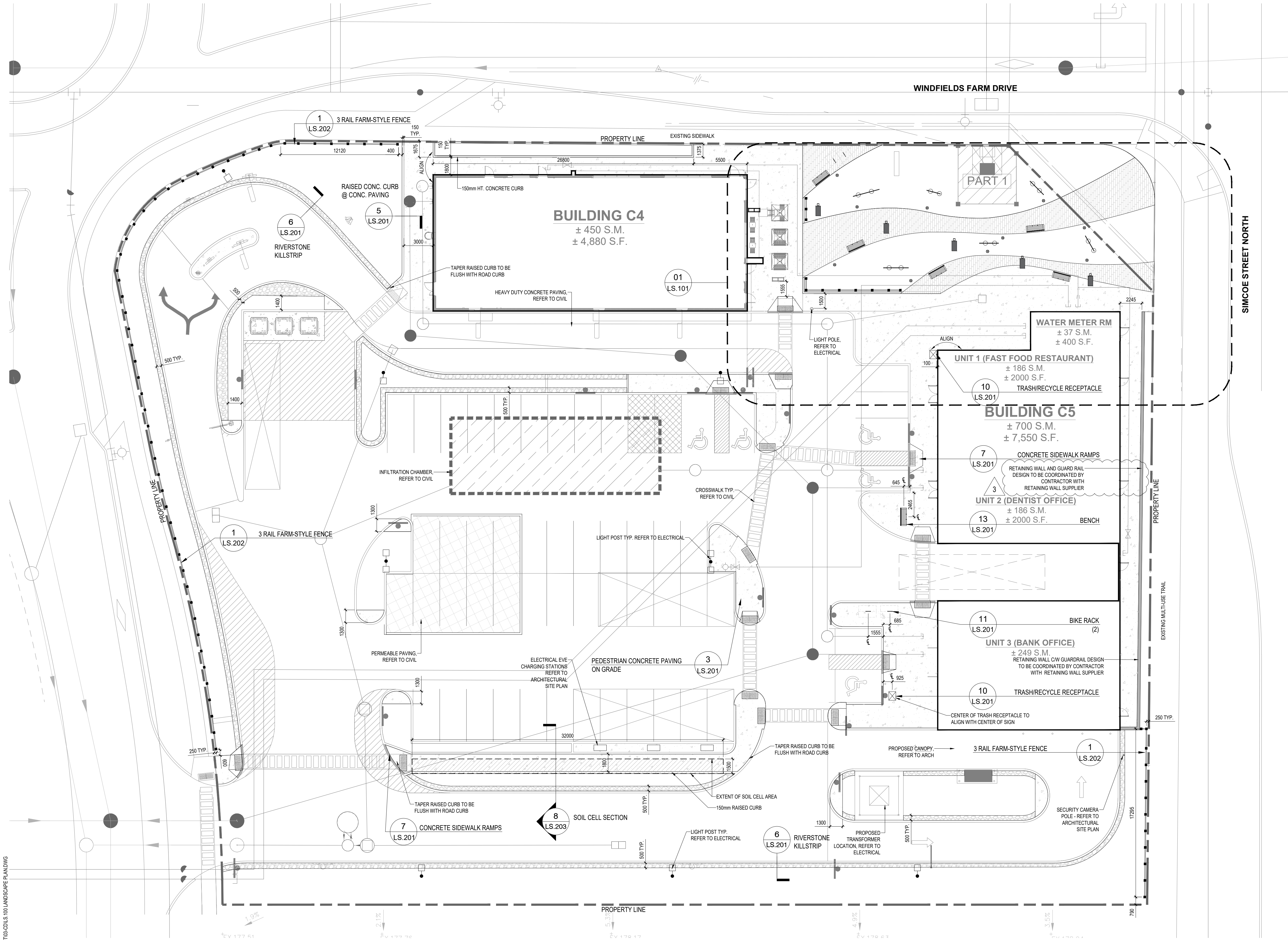
DRAWINGS
ELEVATIONS

PROJECT NO.
08.118CS3
PROJECT DATE
2023-06-20
DRAWN BY
MHB
CHECKED BY
ECU
SCALE
1/8" = 1'-0"

DRAWING NO.
A301
REV.
10



August 1, 2023 11:30 AM I:\01-PROJECTS\2022\166 WINDFIELDS C201 CAD\01-CURRENT\166 WINDFIELDS C201 LANDSCAPE PLANDWG



FURNISHING & LANDSCAPE FEATURES NOTES:

- ALL LANDSCAPE SITE FURNISHINGS - BENCHES, BIKE RACKS & TRASH RECEPTACLES - WILL BE PROVIDED BY THE OWNER. THE GC IS TO PROVIDE PRICING OF THE INSTALLATION AND PERFORM THE INSTALLATION.
- SOIL CELLS TO BE PROVIDED UNDER THE SOUTH WALKWAY AS NOTED IN DETAIL 8, DRAWING LS.203.

LAYOUT/DIMENSION CONTROL NOTES:

- ALL DRAWINGS ARE IN METRIC SCALE. DIMENSIONS UNDER 1000mm ARE SHOWN AS A WHOLE NUMBER. ALL DIMENSIONS ARE GIVEN TO FACE OF FOUNDATION AND SITE WALLS, AND BACK OF CURBS, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL VERIFY ALL LAYOUT DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES BETWEEN PLAN, FIELD AND DETAIL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
- ALL DIMENSIONS ARE TAKEN PERPENDICULAR UNLESS OTHERWISE NOTED.
- DIMENSIONS NOTED AS "EQUAL" OR "EO", REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO SUBJECT CENTER LINES AND OTHER NOTED DIMENSIONAL CONTROLS.
- INTERSECTING ELEMENTS SHALL BE INSTALLED AT 90 DEGREES IN RELATION TO CONTEXT UNLESS OTHERWISE NOTED.
- DIMENSIONAL COORDINATE POINTS ARE IN NORTHING AND EASTING UNITS.
- WRITTEN DIMENSIONS SHALL SUPERCEDE DRAWING MEASUREMENTS.

GENERAL HARDSCAPE JOINTING NOTES:

- JOINTS SHALL BE LAID OUT AS SHOWN IN THE DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IF ANY EXPANSION/CONTROL JOINT DISCREPANCIES EXIST TO DETERMINE RESOLUTION.
- AT ALL EDGES OF EXISTING SIDEWALK OR CURB AGAINST WHICH NEW CONCRETE IS TO BE PLACED, SAWCUT AND REMOVE EXISTING CONCRETE BACK TO THE NEAREST CONTRACTION JOINT TO PROVIDE A SMOOTH TRANSITION TO THE NEW CONCRETE.
- SAWCUT JOINTS SHALL BE INSTALLED WITHIN 24 HOURS OF CONCRETE BEING POURED. OVER CUT OF JOINTS SHALL NOT BE PERMITTED INTO NON JOINTED SURFACES.
- INSTALL CONTINUOUS EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE PAVEMENT, SLABS, FOOTINGS, OR ANY VERTICAL SURFACES.
- INSTALL EXPANSION JOINTS AT MAXIMUM 9 METER INTERVAL.
- ALL JOINTING SHALL COMPLY WITH PLANS AND SHALL BE CONTINUOUS IN ALL INSTANCES.
- EXPANSION JOINTS SHALL HAVE SEALANT UNLESS NOTED OTHERWISE.

LEGEND

- PEDESTRIAN CONCRETE PAVING
- CONCRETE UNIT PAVING
- RIVER STONE
- FARM STYLE FENCE
- BIKE RACKS
- CORTEN STEEL HORSE FEATURES
- RIOCAN BENCH
- TACTILE WARNING PLATES
- PATHWAY LIGHT BOLLARD
- PRECAST CONCRETE COLUMNS
- TRASH RECEPTACLE

Landscape Architect

STUDIO **tla**

20 Champlain Blvd, Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - www.studiotla.ca

WINDFIELDS
COMMERCIAL
SITE C2

WINDFIELDS FARM DR W & SIMCOE ST N
OSHAWA, ON

Project Number
22-166

Client

RIOCAN PROPERTY SERVICES TRUST
2300 YONGE STREET, SUITE 500
TORONTO, ON M4P 1E4

Consultant

TURNER FLEISCHER ARCHITECTS INC.
67 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 416.425.2222

WSP
801 ROSSLAND ROAD EAST, SUITE 201
WHITBY, ON L1N 8Y9
TEL: 905.668.3022

HAMMERSCHLAG & JOFFE
43 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 416.444.9263

Revisions

#	Revision	Date	By
10			
9			
8			
7			
6			
5			
4			
3	Issued for Tender Addendum 2	2023-08-01	MC
2	Issued for Tender Addendum 1	2023-07-27	MC
1	Issued for Permit & Tender	2023-07-14	MC
#	Revision	Date	By

Seals

Key map



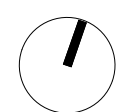
Scale

0 1M 5M 10M
1:200

Phase

CONSTRUCTION DOCUMENTS

North



Drawing Name

LANDSCAPE PLAN

Sheet Number

NOT FOR CONSTRUCTION

LS.100

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MECHANICAL ADDENDUM 2

Project Name:	Windfield Farms Block C	Issued Date:	August 1, 2023
Project Address:	WINCHESTER ROAD & SIMCOE STREET OSHAWA, ONTARIO	M ADD No.:	2
Issued By:	Rishard Ragoonanan Dan Joffe	Architect:	Turner Fleischer
Project No.:	22-000-176	Attention:	Edward Uzoma

Note: The contractor shall submit a detailed, itemized quotation of the extra/credit/no charge for the following work which shall be subject to all conditions, quality of workmanship and materials as described in the specifications for all trades for the above-mentioned project. This Proposed Change does not authorize the contractor to proceed with the work or order any materials, unless instructed by the Owner or by the Consultant. This Proposed Change does not in any way relieve the contractor of the responsibility to meet the Tender project schedule.

Description:

1. Drawing #M000 – MECHANICAL TITLE SHEET (Issued)

- 1.1. Fire protection legend symbol added for reference.

2. Drawing #M001B – MECHANICAL DETAILS (Issued)

- 2.1. Incoming water detail updated to suit addition of dry sprinkler piping serving garbage room complete with RPZ backflow preventor assembly.

3. Drawing #M002B – MECHANICAL SPECIFICATIONS (Issued)

- 3.1. Addition of fire protection specifications suitable for new dry sidewall sprinkler in garbage room.

4. Drawing #M201 – LEVEL 1 PLUMBING PLAN (Issued)

- 4.1. Addition of new sidewall dry sprinkler head to serve garbage room as per manufacturer's recommendations. Verify placement of sprinkler head to suit NFPA 13 spatial requirements of room.

5. Drawing #M202 – SITE WATER METER ROOM & UTILITY ROOM ENLARGED VIEW - PD (Issued)

- 5.1. Addition of sprinkler distribution and funnel floor drain to serve dry sprinkler in garbage room.







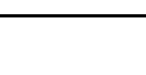


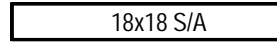
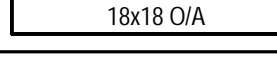
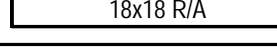
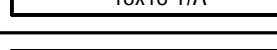
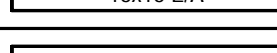
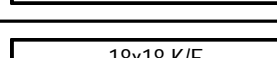
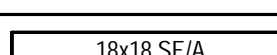

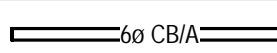
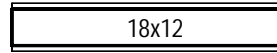
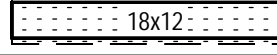
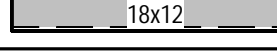
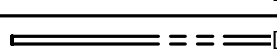
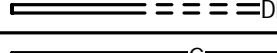
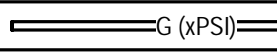
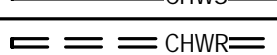
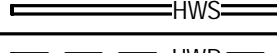
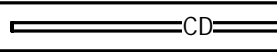
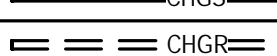
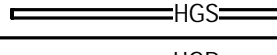
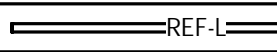
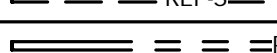
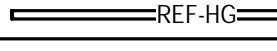
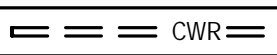
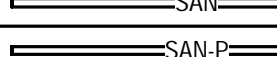
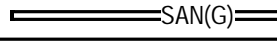
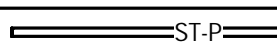

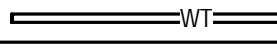
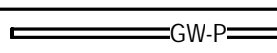
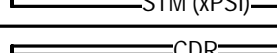
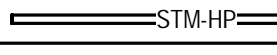
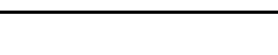














Reason for Change:

Updated to suit client request.

End of Addendum #M2



GENERAL MECHANICAL SYMBOLS			
REVISION NUMBER - SHOWN ON PLANS			
	POINT WHERE NEW CONNECTS TO EXISTING		
	NUMBER OF DETAIL ON SHEET		
	NUMBER OF SHEET WHERE DETAIL APPEARS		
	KEYNOTE		
	CONTINUATION SYMBOL		
	ROOM NAME AND NUMBER		
	ITEM TO BE DEMOLISHED		
	AREA NOT IN CONTRACT		
ABBREVIATIONS			
ø	DIAMETER	MFR	MANUFACTURER
AD	AREA DRAIN	MIN	MINIMUM
ADD	ADDENDUM	MISC	MISCELLANEOUS
AFF	ABOVE FINISHED FLOOR	MTR	MOTOR
AP	ACCESS PANEL	MUA	MAKE-UP AIR
BFF	BELOW FINISHED FLOOR	NC	NOISE CRITERIA
CAP	CAPACITY	NC	NORMALLY CLOSED
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CO	CLEAN OUT	NO	NORMALLY OPEN
CW	COLD WATER	NTS	NOT TO SCALE
DB	DRY BULB	O	OXYGEN
DIA	DIAMETER	O/A	OUTSIDE AIR
DN	DOWN	OBV	OBVERT (BOTTOM OF DUCT/PIPE)
EAT	ENTERING AIR TEMPERATURE	ORD	OVERFLOW ROOF DRAIN
ELEC	ELECTRICAL	PD	PRESSURE DROP
EQUIP	EQUIPMENT	PRV	PRESSURE REDUCING VALVE
EWT	ENTERING WATER TEMPERATURE	PWR	POWER
E/A	EXHAUST AIR	R	DUCT REDUCER
EX.	EXISTING	R/A	RETURN AIR
F	DEGREES FAHRENHEIT	RD	ROOF DRAIN
FCO	FLOOR CLEAN OUT	REC	RECESSED
FD	FLOOR DRAIN	RH	RELATIVE HUMIDITY
FDC	FIRE DEPARTMENT CONNECTION	R/A	RELIEF AIR
FL	FLOOR	RM	ROOM
FO	FUEL OIL	RPM	REVOLUTIONS PER MINUTE
FOV	FUEL OIL VENT	RW	RAIN WATER
FOR	FUEL OIL RETURN	RWL	RAIN WATER LEADER
FOS	FUEL OIL SUPPLY	S/A	SUPPLY AIR
FFM	FEET PER MINUTE	SAN	SANITARY
FS	FLOOR SINK	SD	SMOKE DAMPER
FTR	FIN TUBE RADIATION	SP	STANDPIPE
GAL	GALLON	SP	STATIC PRESSURE
GC	GENERAL CONTRACTOR	STM	STEAM
GPM	GALLONS PER MINUTE	T	THERMOSTAT
GW	GREASE WASTE	ΔT	TEMPERATURE DIFFERENCE/Delta
HB	HOSE BIB	TEMP	TEMPERATURE
HP	HORSE POWER	TYP	TYPICAL
HTG	HEATING	UG	UNDERGROUND
HTR	HEATER	UH	UNIT HEATER
HW	HOT WATER	VAC	VACUUM
HYD	HYDRANT	V	VENT
INV	INVERT	VAV	VARIABLE AIR VOLUME
LAT	LEAVING AIR TEMPERATURE	VTR	VENT THROUGH ROOF
LP	LOW PRESSURE	W	WASTE
LVR	LOUVER	WB	WET BULB
LWT	LEAVING WATER TEMPERATURE	WCO	WALL CLEAN OUT
M/A	MIXED AIR	WLD	WALL HYDRANT
MAX	MAXIMUM		
MD	MOTORIZED DAMPER		
* NOTE *			
ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET. THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.			

PIPING AND DUCTWORK SYSTEMS	
	SUPPLY AIR
	OUTSIDE AIR
	RETURN AIR
	TRANSFER AIR
	EXHAUST AIR
	SANITARY EXHAUST AIR
	KITCHEN EXHAUST AIR
	SMOKE EXHAUST AIR
	EXHAUST GAS FLUE
	COMBUSTION AIR
	DUCT C/W THERMAL INSULATION
	DUCT C/W 2 HR FIRE
	DUCT C/W ACOUSTIC LINING
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	HOT WATER RECIRCULATION
	NATURAL GAS - LOW PRESSURE
	NATURAL GAS - x PSI
	CHILLED WATER SUPPLY
	CHILLED WATER RETURN
	HEATING WATER SUPPLY
	HEATING WATER RETURN
	CONDENSATE DRAINAGE
	CHILLED GLYCOL SUPPLY
	CHILLED GLYCOL RETURN
	HEATING GLYCOL SUPPLY
	HEATING GLYCOL RETURN
	REFRIGERANT - LIQUID SUPPLY
	REF - RETURN - LOW TEMP
	REF - RETURN - MEDIUM TEMP
	REFRIGERANT - HOT GAS
	CONDENSER WATER SUPPLY
	CONDENSER WATER RETURN
	SANITARY SEWER
	PUMPED SANITARY SEWER
	GREASE WASTE
	STORM DRAINAGE
	PUMPED STORM DRAINAGE
	OVERFLOW STORM DRAINAGE
	SANITARY VENT
	WEEPING TILE
	GROUND WATER DRAINAGE
	PUMPED GROUND WATER
	STEAM - x PSI
	CONDENSATE RETURN
	STEAM - HIGH PRESSURE
	COMPRESSED AIR

PIPING & PLUMBING SYMBOLS	
SIZE & SYSTEM	2"Ø DCW
SIZE & SYSTEM & ARROW	4"Ø DHW
SIZE & SYSTEM & SLOPE & ARROW	4"Ø SAN (1% SLOPE)
PIPE SPOT INVERT	SAN INV. 149.82 m
CAP	DHW
PIPE BREAK	DHW
PLUMBING TRAP	1 4"Ø SAN (1% SLOPE) 4"Ø
CLEANOUT	4"Ø SAN (1% SLOPE) 4"Ø
FLOOR CLEANOUT	4"Ø SAN (1% SLOPE) 4"Ø
SHUT-OFF VALVE	DCW DCW
BALANCING VALVE	DCW DCW
CHECK VALVE	2"Ø DCW 2"Ø DCW
BUTTERFLY VALVE	DCW DCW
CIRCUIT SETTER	2"Ø DCW 2"Ø DCW
2-WAY CONTROL VALVE	DCW DCW
GATE VALVE	DCW DCW
GLOBE VALVE	DCW DCW
PRESSURE REDUCING	2"Ø DCW 2"Ø DCW
STRAINER	2"Ø DCW 2"Ø DCW
VIBRATION ISOLATION	DCW DCW
BACKFLOW PREVENTER DOUBLE CHECK VALVE	2"Ø DCW 2"Ø DCW RPZ
BACKFLOW PREVENTER REDUCED PRESSURE C/W DRAIN	2 1/2"Ø DCW 2 1/2"Ø DCW
TRAP PRIMER	DCW DCW
HEAT TRACING	4"Ø SAN 4"Ø SAN DCW
3 WAY MOTORIZED CONTROL VALVE	2"Ø DCW 2"Ø DCW
THERMOSTATIC MIXING VALVE	1 1/4"Ø DCW 1 1/4"Ø DHW
DOMESTIC WATER METER	DCW DCW
METER	HWS HWS
GAS METER ASSEMBLY	2 1/2"Ø G (xPSI) 2 1/2"Ø G
VERTICAL INLINE PUMP	6"Ø HWF 6"Ø HWS
FLOOR DRAIN	FD
FUNNEL FLOOR DRAIN	FFD-X
HUB DRAIN	HD-1
SCUPPER DRAIN	SD-X
AREA DRAIN	AD-1
AREA DRAIN - STORM	AD-1 (100 L)
STORM DRAIN	RD-1 (100 L/75min)
TRENCH DRAIN	TD-2
CATCH BASIN	CB-X
HOSE BIBB	HB
ROOF HYDRANT	RHB
NON-FREEZE EXTERIOR WALL HYDRANT	NFHB
INCOMING DOMESTIC WATER ASSEMBLY - 6"Ø	6"Ø

HVAC SYMBOLS	
SIZE & SYSTEM	12x12 S/A
LOUVERED DOUBLE DEFLECTION GRILLE	
LINEAR BAR GRILLE	
3-CONE DIFFUSER	
PLAQUE FACE DIFFUSER	
LINEAR SLOT DIFFUSER WITH PLENUM BOX	
EGGCRATE RETURN GRILLE	
RETURN LINEAR SLOT	
LOUVERED GRILLE	
AIR INTAKE LOUVER	
EXHAUST AIR LOUVER	
EXHAUST BOX	
WALL BOX	
SMOKE DAMPER	
FIRE DAMPER	
COMB. FIRE/SMOKE DAMPER	
MANUAL BALANCING DAMPER	
BACKDRAFT DAMPER	
MOTORIZED DAMPER	
CO2 DETECTOR	
CO DETECTOR	
NO2 DETECTOR	
O2 DETECTOR	
HUMIDISTAT	
HUMIDITY SENSOR	
INDOOR ENVIRONMENT QUALITY SENSOR	
TEMPERATURE SENSOR	
THERMOSTAT	
SWITCH	
STARTER	
INLINE FAN	
WALL FAN	
VAV BOX	
BASEBOARD HEATER	
ROOFTOP UNIT	

The diagram shows a rectangular box with a scalloped border, divided into three horizontal sections. The top section is labeled "FIRE PROTECTION SYMBOLS". The middle section is divided into two parts: the left part is labeled "DRY SPRINKLER - SIDEWALL" and the right part shows a horizontal line with a vertical line and a triangle (sprinkler symbol) above it, labeled "2\"0 FP-D". The bottom section is divided into two parts: the left part shows a horizontal line with a triangle (sprinkler symbol) above it, labeled "FP-D", and the right part is labeled "DRY SPRINKLER".

PROJECT GENERAL NOTES

- 1 ALL DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO EACH OTHER: ALL MATERIALS, EQUIPMENT AND METHODS OF INSTALLATION OUTLINED IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CONSIDERED ESSENTIAL TO THE CONTRACT. REVIEW AND COORDINATE WITH ALL CONTRACT DRAWINGS (ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, INTERIOR DESIGN AND LANDSCAPE) AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
- 2 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE BUILDING CODES AND THE AUTHORITY HAVING JURISDICTION.
- 3 UNLESS SPECIFICALLY NOTED OTHERWISE THE CONTRACTOR IS TO PROVIDE COMPLETE FULLY FUNCTIONING, TESTED AND COMMISSIONED MECHANICAL SYSTEMS.
- 4 ALL EQUIPMENT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR IS TO PROVIDE ALL VALVES, CONTROLS AND ACCESSORIES AS REQUIRED BY THE EQUIPMENT MANUFACTURER. SUPPLIERS/MANUFACTURERS TO ALLOW FOR PROPER OPERATION, SERVICEABILITY AND WARRANTY.
- 5 DO NOT SCALE DRAWINGS. THE DRAWINGS ARE DIAGRAMMATIC AND LOCATIONS OF EQUIPMENT PIPING AND DUCTWORK ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MAKE ALLOWANCE FOR INSULATION, SUPPORTS AND ALL CLEARANCES.
- 6 REVIEW LOCATIONS FOR ALL MECHANICAL SYSTEMS AND EQUIPMENT PRIOR TO INSTALLATION AND COORDINATE WITH ALL OTHER TRADES. CONFLICTS THAT CANNOT BE RESOLVED THROUGH SITE COORDINATION SHOULD BE IDENTIFIED AND REFERRED TO THE MECHANICAL CONSULTANT PRIOR TO INSTALLATION. PROVIDE AT NO ADDITIONAL COST ALL OFF-SETS, ACCESS PANELS, LOW POINT DRAINS ETC. REQUIRED TO MAINTAIN CLEARANCE ABOVE DUCTWORK.
- 7 ANY EQUIPMENT, PIPE OR CEILING WORK INSTALLED BELOW THE SPECIFIED CEILING OR MINIMUM CLEARANCE HEIGHT (2'00MM/6' 10") WITHOUT PRIOR WRITTEN APPROVAL WILL BE REMOVED AND REPAIRED AT THE CONTRACTORS COST.
- 8 INSULATION, ADHESIVES, VAPOR-BARRIER MATERIALS, AND OTHER ACCESSORIES INSTALLED ON MECHANICAL SYSTEMS SHALL HAVE MAX 25 FLAME SPREAD RATING AND MAX 50 SMOKE DENSITY RATING.
- 9 THE GENERAL AND THE SUBCONTRACTOR(S) ARE TO REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMISSION TO THE MECHANICAL CONSULTANT FOR REVIEW. CONTRACTOR REVIEWS SHALL BE BASED ON COMPLIANCE WITH DESIGN EQUIPMENT AND SPECIFIED ACCESSORIES (COMPLIANCE WITH APPROVED EQUALS LIST, CAPACITY, DIMENSIONS, WEIGHT, POWER REQUIREMENTS, ETC.) THE CONTRACTOR SHALL FLAG, FOR APPROVAL DEVIATIONS FROM THE ORIGINALLY SPECIFIED EQUIPMENT. NO EQUIPMENT IS TO BE ORDERED UNTIL THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED.
- 10 THE CONTRACTOR IS TO OBTAIN WRITTEN APPROVAL FROM THE MECHANICAL CONSULTANT PRIOR TO FULLY TRAINING EQUIPMENT OR INSTALLING MATERIALS THAT DEVIATE FROM THE SPECIFICATIONS OR APPROVED EQUALS. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR BEARING THE FULL COST OF REMOVING THE ALTERNATE PRODUCTS AND REPLACING THEM WITH THE SPECIFIED EQUIPMENT OR MATERIALS. THE CONTRACTOR IS TO OBTAIN WRITTEN APPROVAL FROM THE MECHANICAL CONSULTANT PRIOR TO PURCHASING EQUIPMENT OR INSTALLING MATERIALS THAT DEVIATE FROM THE SPECIFICATIONS OR APPROVED EQUALS. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR BEARING THE FULL COST OF REMOVING THE ALTERNATE PRODUCTS AND REPLACING THEM WITH THE SPECIFIED EQUIPMENT OR MATERIALS.
- 11 REPLACE ALL FILTERS IN AIR HANDLING SYSTEMS AT COMPLETION OF PROJECT.
- 12 SUBMIT SLEEPING SHOP DRAWINGS TO THE STRUCTURAL CONSULTANT FOR APPROVAL.

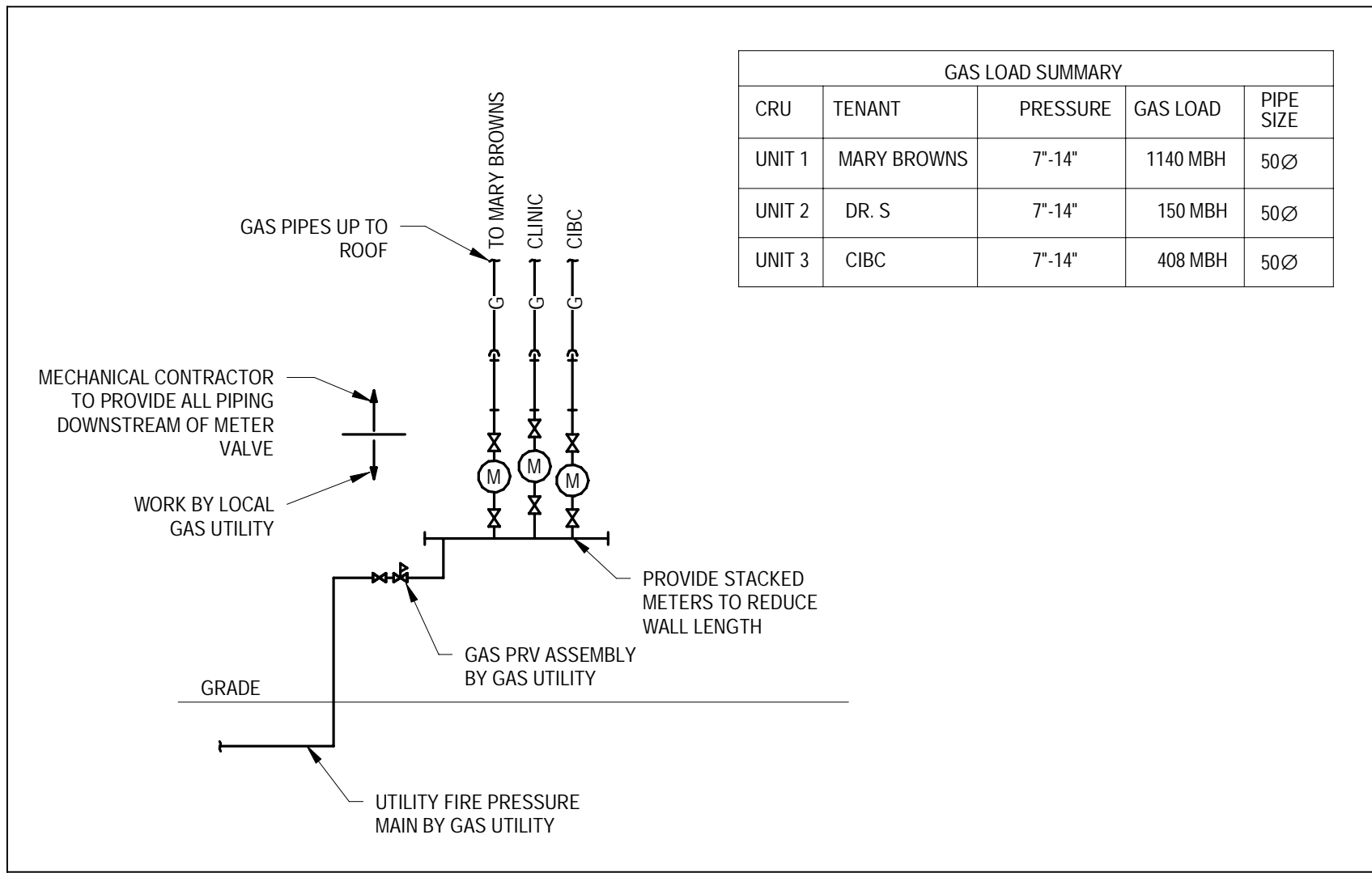
MECHANICAL SHEET INDEX	
M000	MECHANICAL TITLE SHEET
M001A	SCHEDULES
M001B	MECHANICAL DETAILS
M001C	MECHANICAL DETAILS
M001D	PLUMBING FIXTURE SCHEDULES
M002A	MECHANICAL SPECIFICATIONS
M002B	MECHANICAL SPECIFICATIONS
M101	LEVEL 1 HVAC PLAN
M102	SITE WATER METER ROOM & UTILITY ROOM ENLARGED VIEW- HVAC
M200	UNDERFLOOR PLUMBING PLAN
M201	LEVEL 1 PLUMBING PLAN
M202	SITE WATER METER ROOM & UTILITY ROOM ENLARGED VIEW- PD
M203	ROOF PLAN

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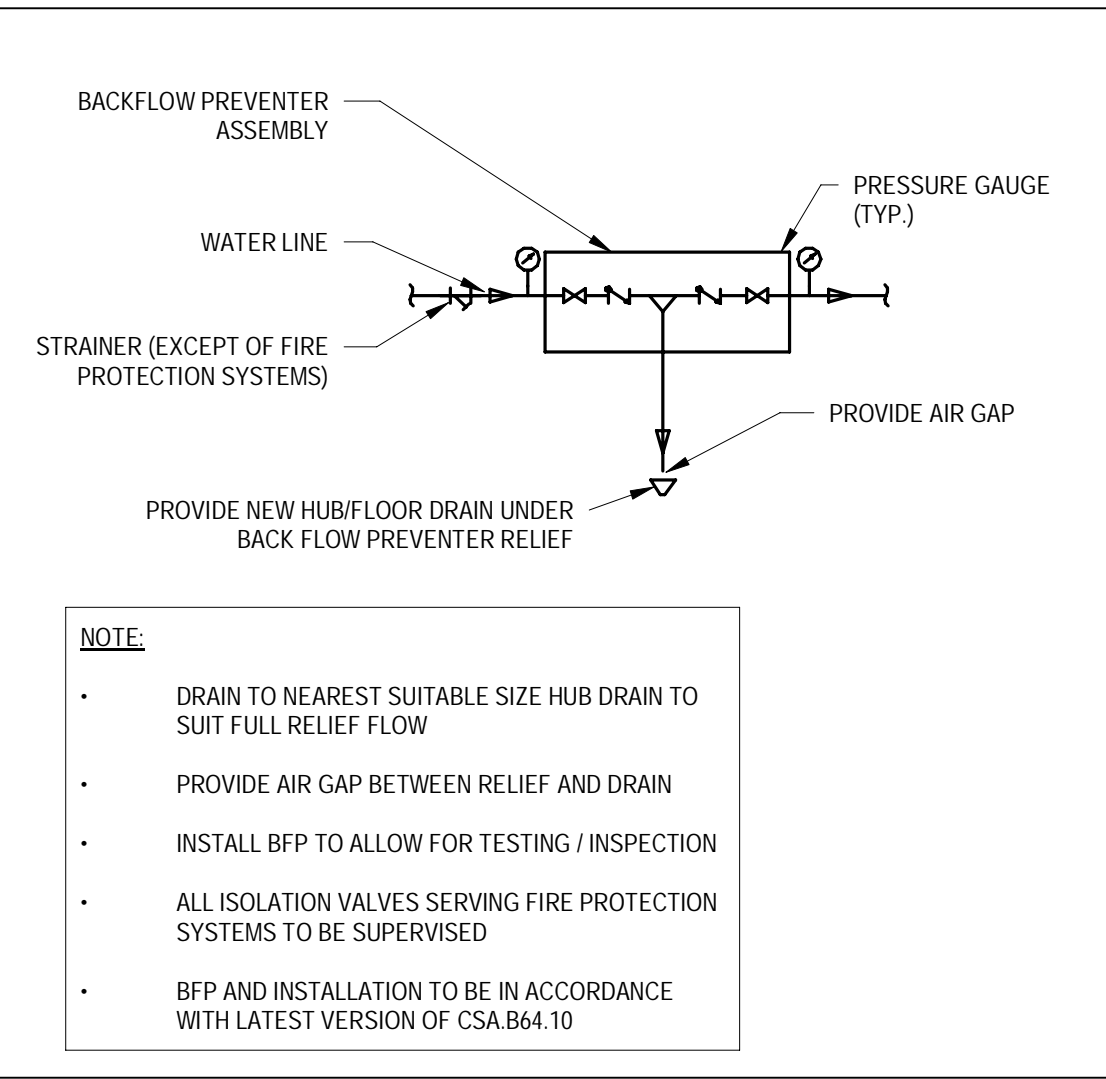
HAMMERSCHLAG & JOFFE INC.

43 Lesmill Road, Toronto, Ontario
 Canada M3B 2T8
 T: (416) 444.9263
 F: (416) 444.1463
 E: dwg@hamjof.com

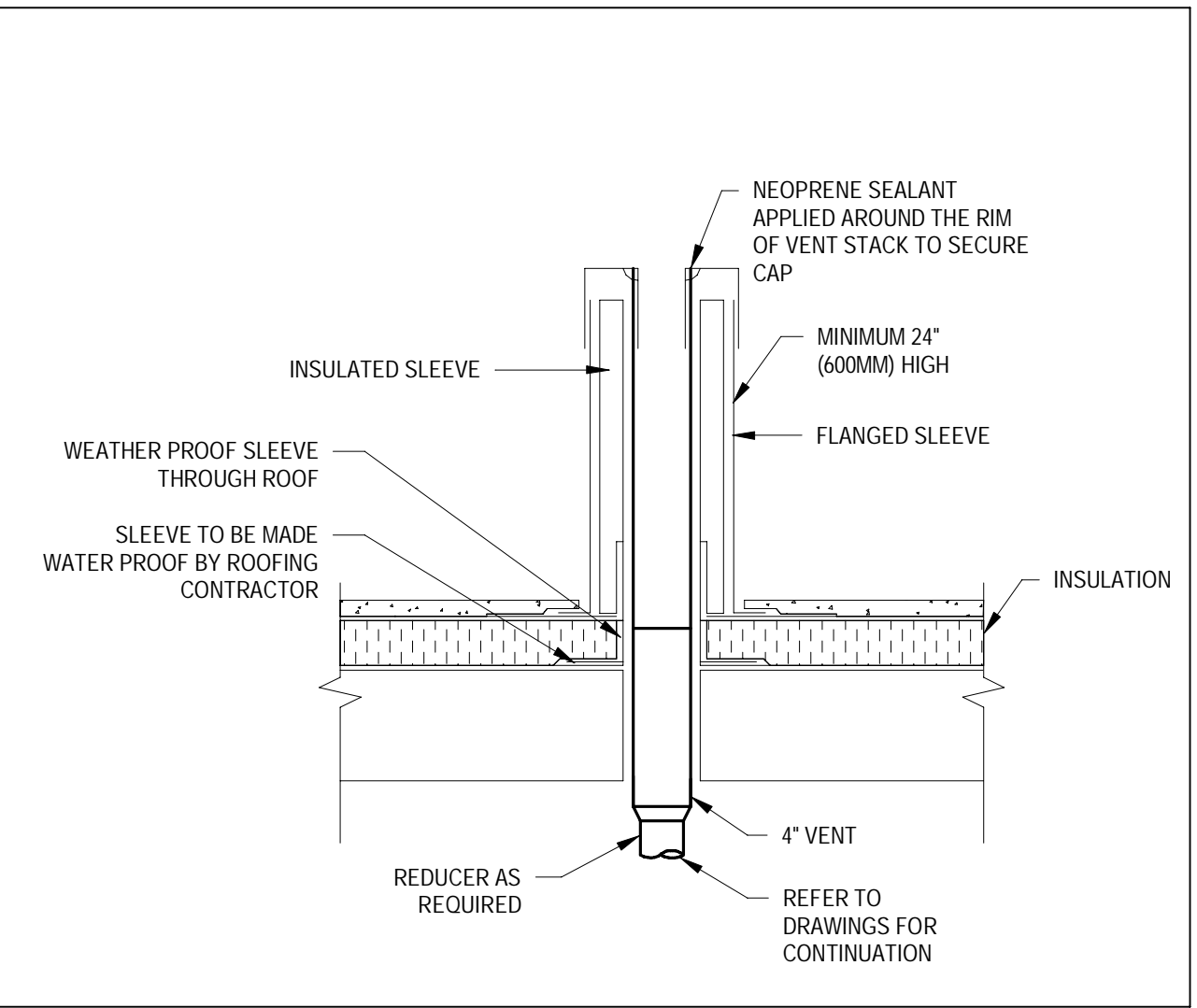
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3	2023-07-14	ISSUED FOR TENDER AND PERMIT	DJ
2	2023-06-16	ISSUED FOR PERMIT	DJ
1	2023-04-12	ISSUED FOR COORDINATION	DJ
#	DATE	DESCRIPTION	BY



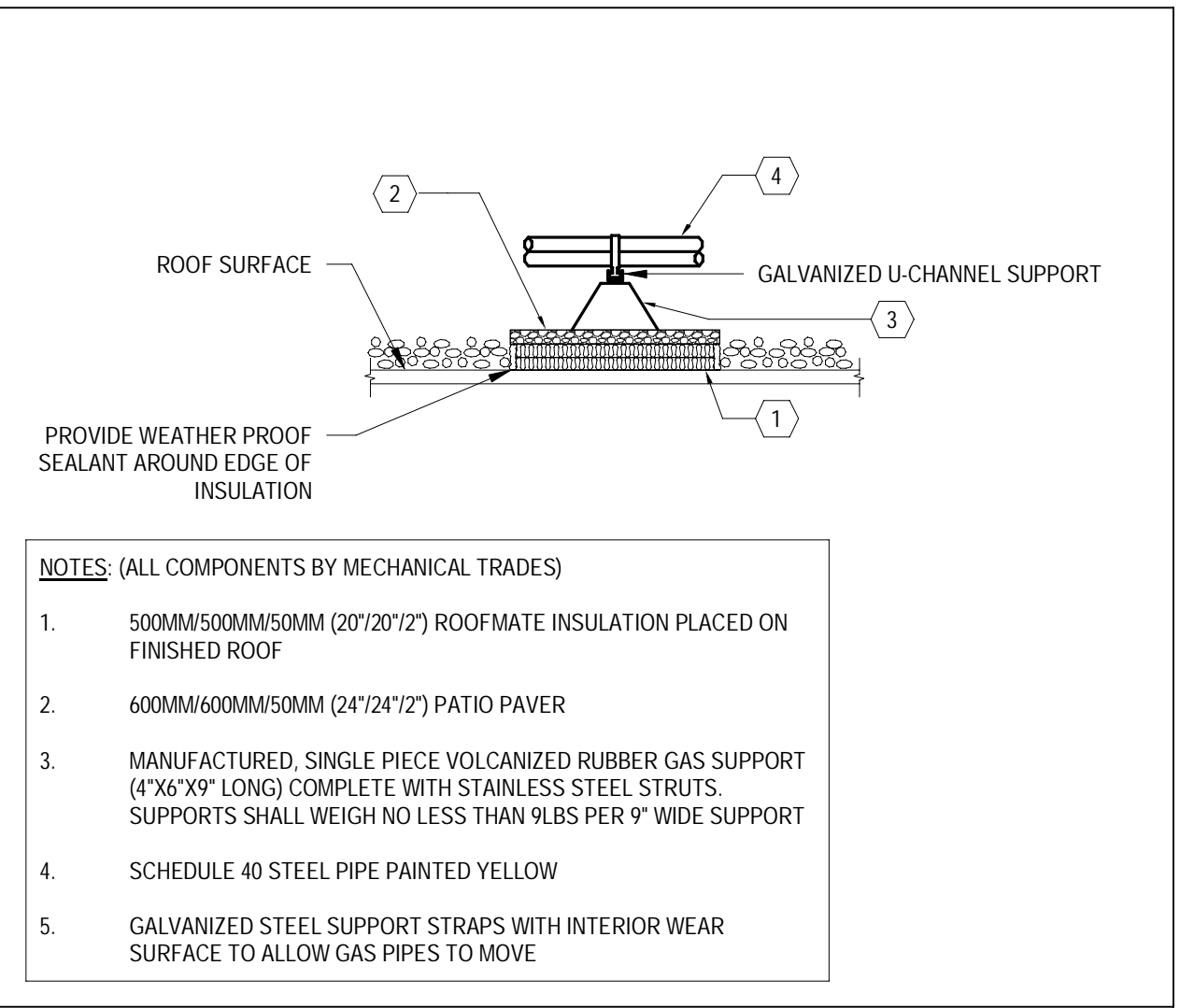
1 GAS METER SCHEMATIC
M001B NTS



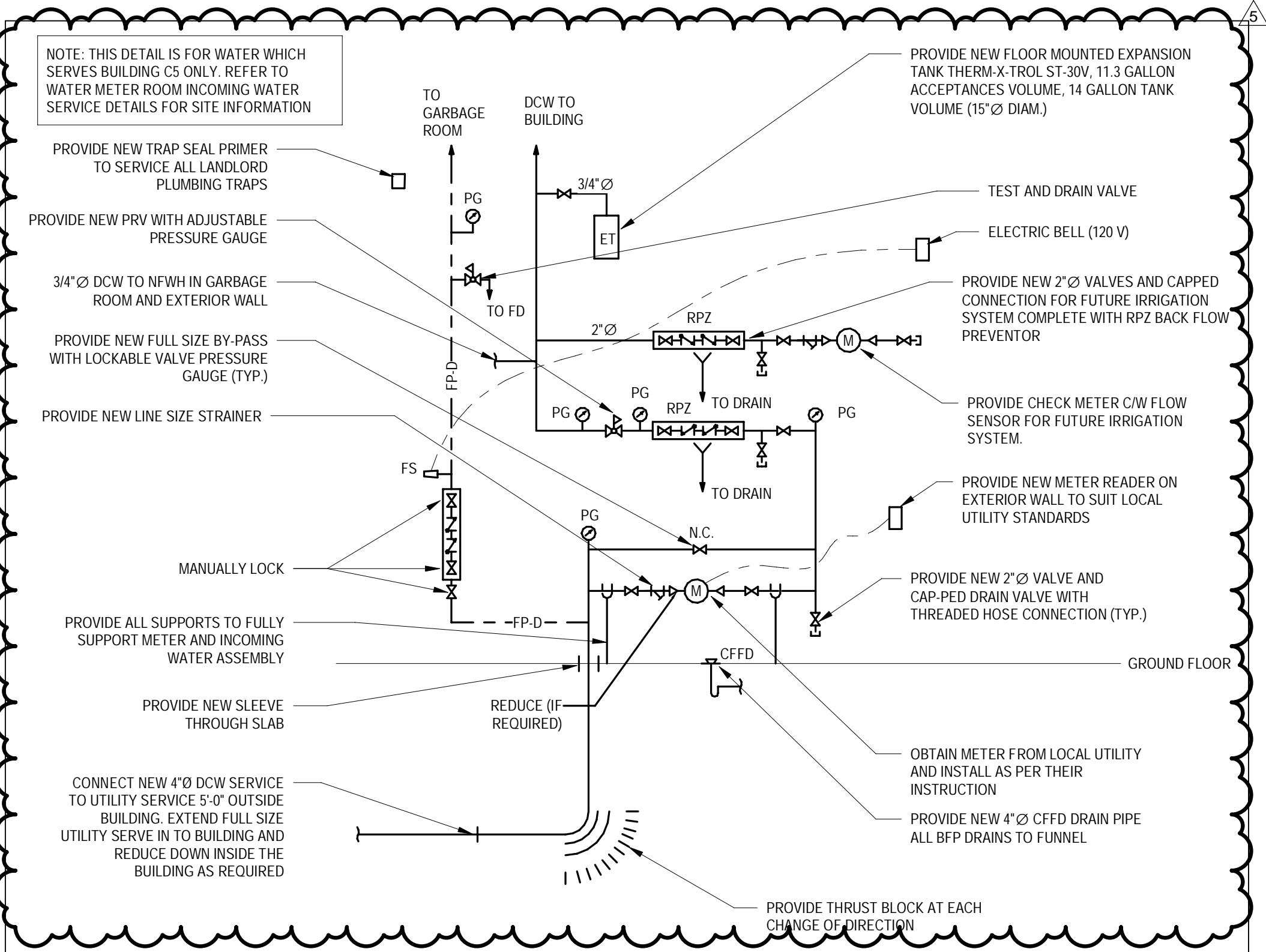
2 RPZ BACKFLOW PREVENTER DETAIL
M001B NTS



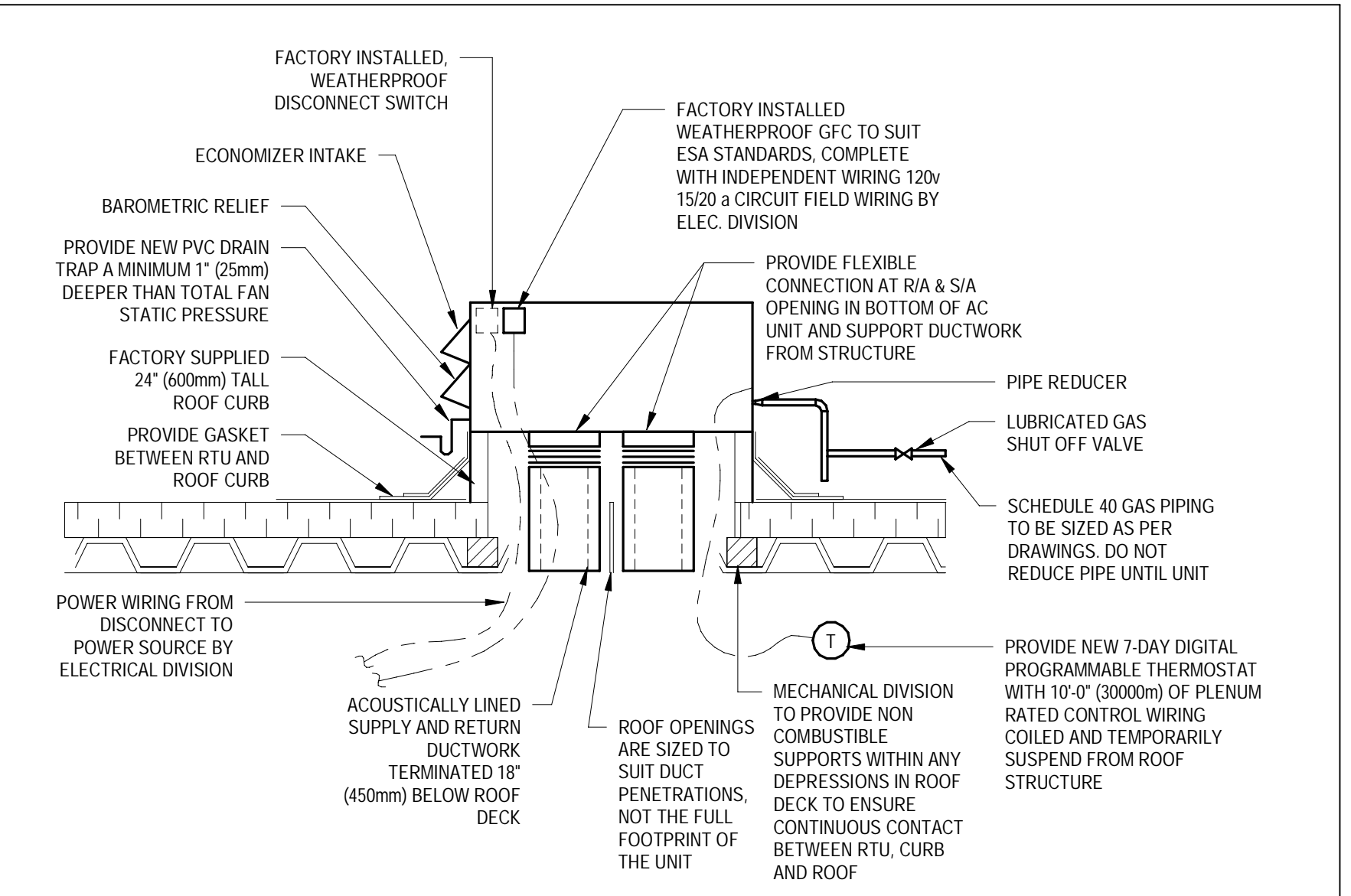
3 SANITARY VENT
M001B NTS



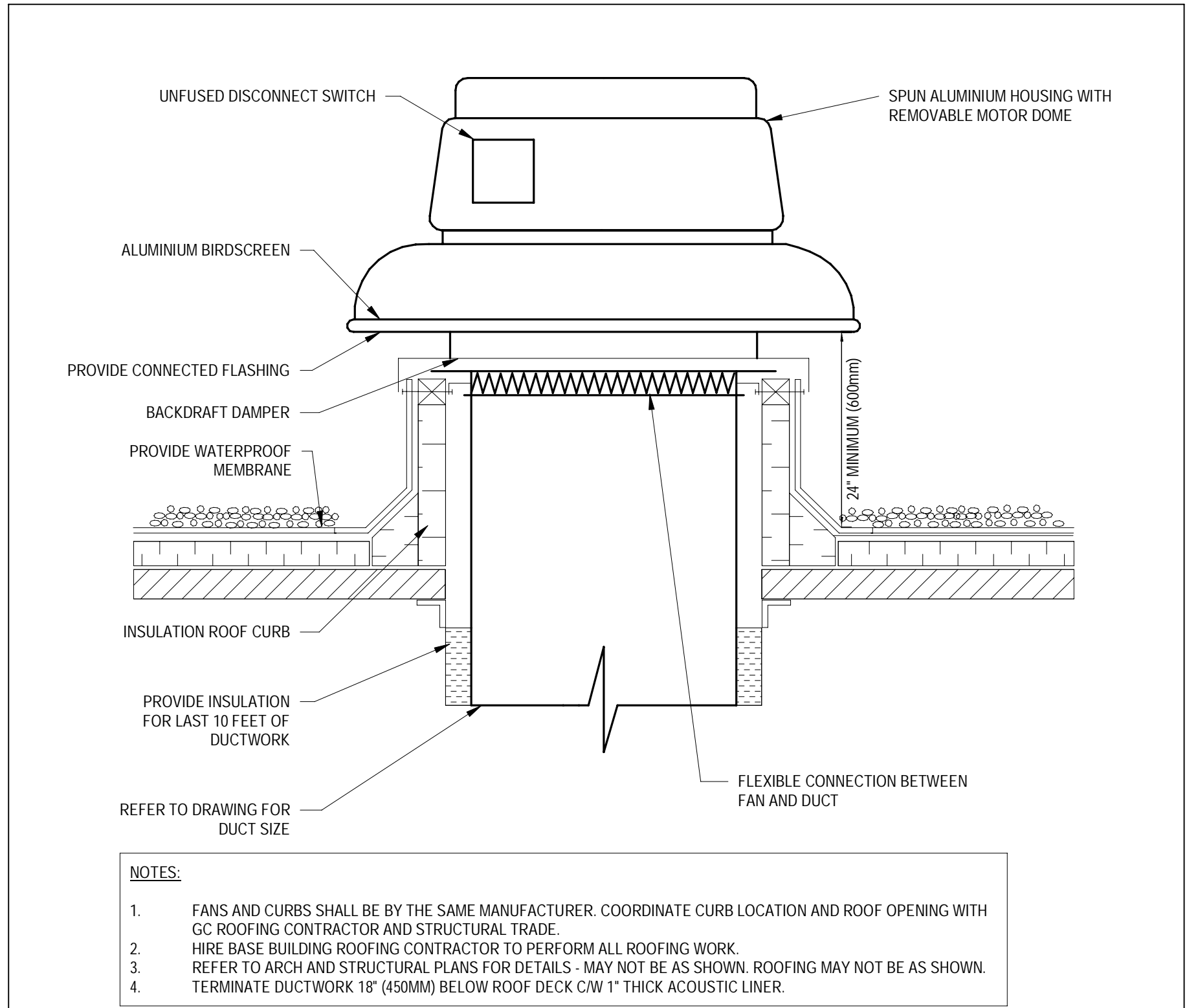
4 SUPPORTS FOR GAS PIPING ON ROOF
M001B NTS



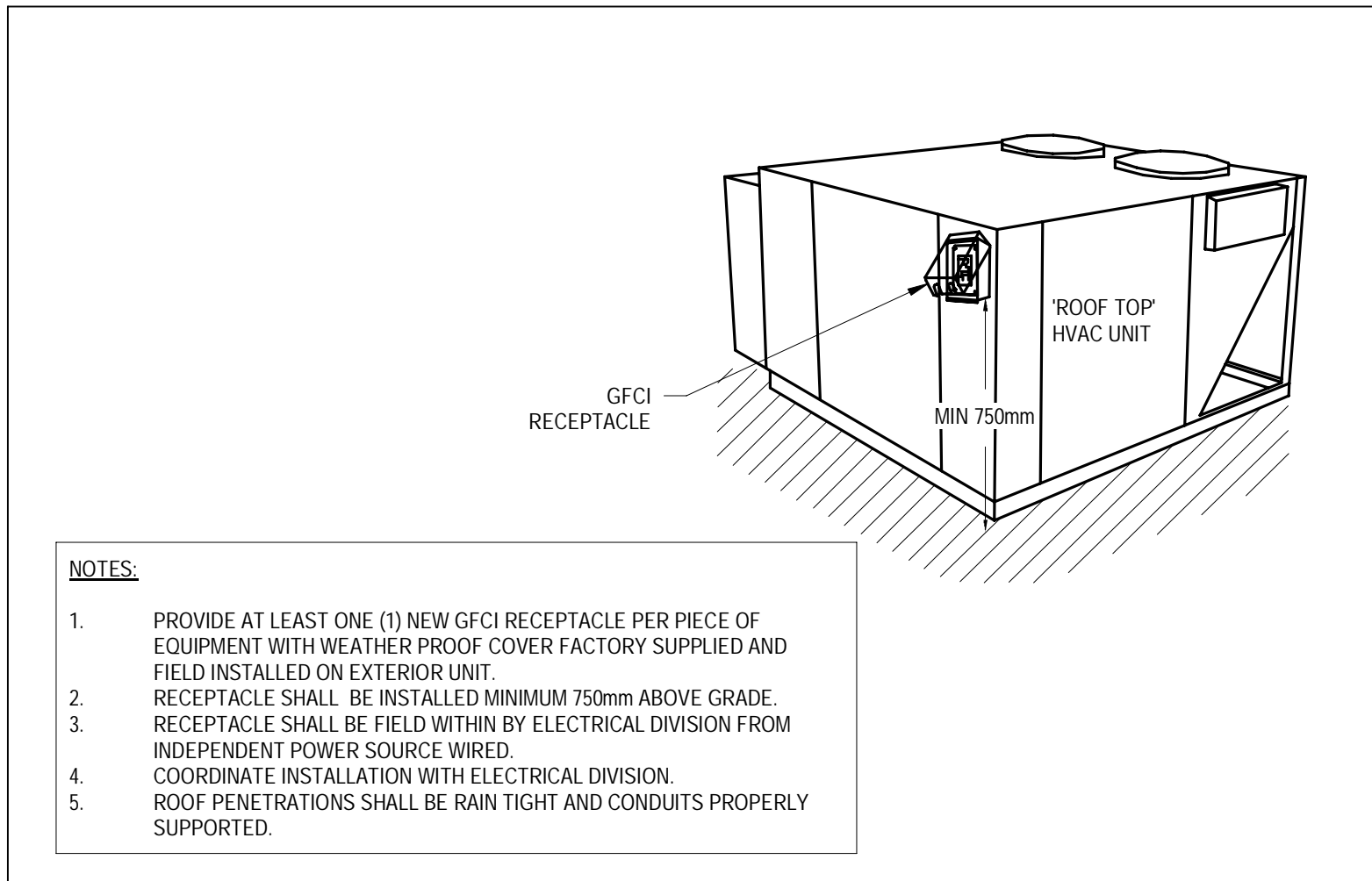
5 INCOMING WATER SERVICE - BUILDING C5
M001B NTS



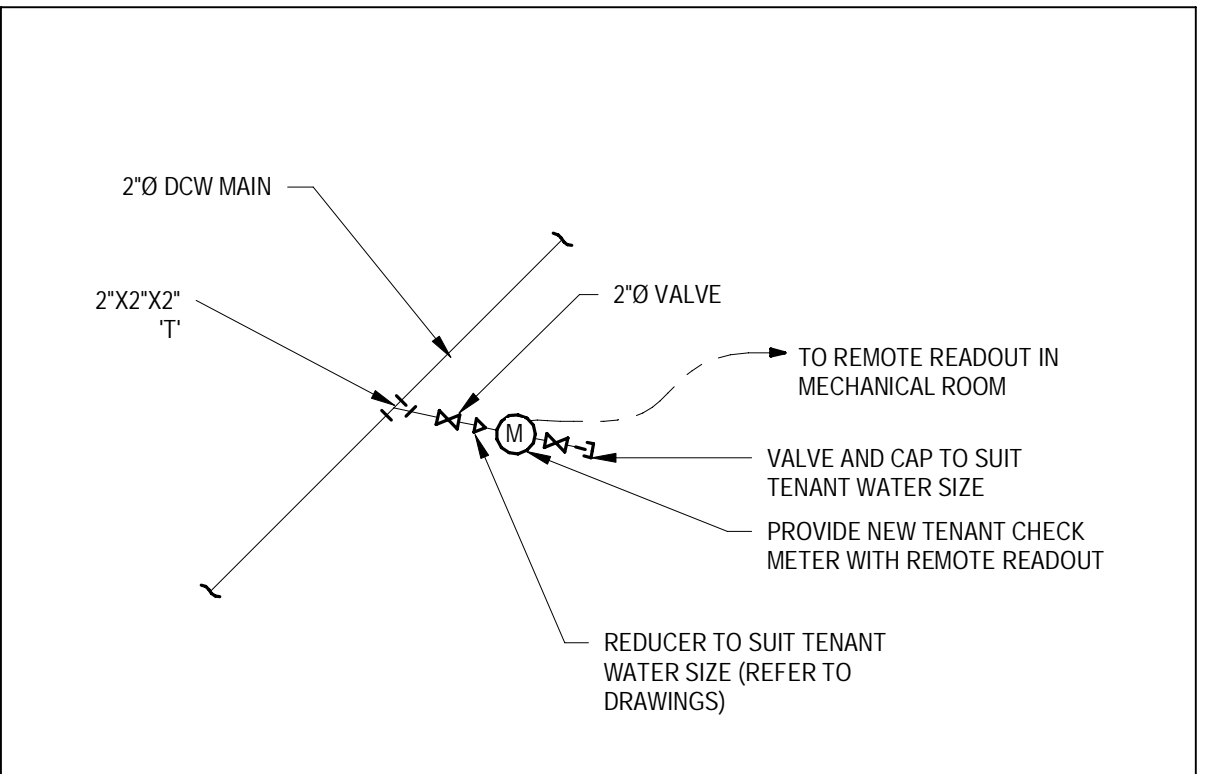
6 ROOFTOP UNIT INSTALLATION
M001B NTS



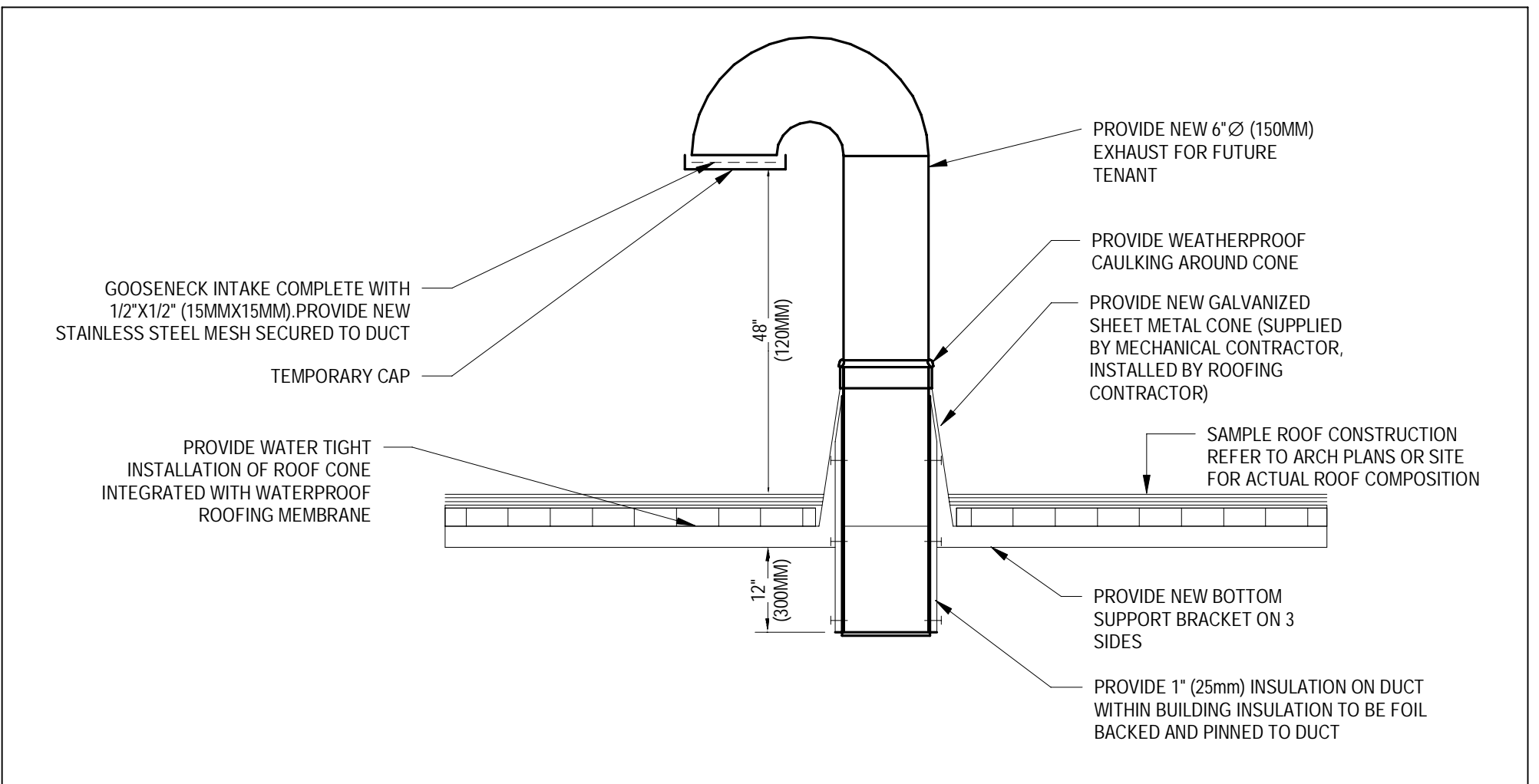
7 ROOF MOUNTED DOWNBLAST EXHAUST FAN
M001B NTS



8 ROOFTOP EQUIPMENT GFCI DETAIL
M001B NTS



9 TENANT WATER CONNECTION
M001B NTS



10 CAPPED SANITARY EXHAUST
M001B NTS

5	2023-08-01	ISSUED FOR ADD M2	DU
4	2023-07-27	ISSUED FOR ADD M1	DU
3	2023-07-14	ISSUED FOR TENDER AND PERMIT	DU
2	2023-06-16	ISSUED FOR PERMIT	DU
1	2023-04-12	ISSUED FOR COORDINATION	DU
#	DATE	DESCRIPTION	BY

RIO CAN

PROJECT
**WINDFIELDS FARMS - BLOCK C2,
PROPOSED BUILDING C5**
WINCHESTER ROAD & SIMCOE STREET, OSHAWA,
ONTARIO

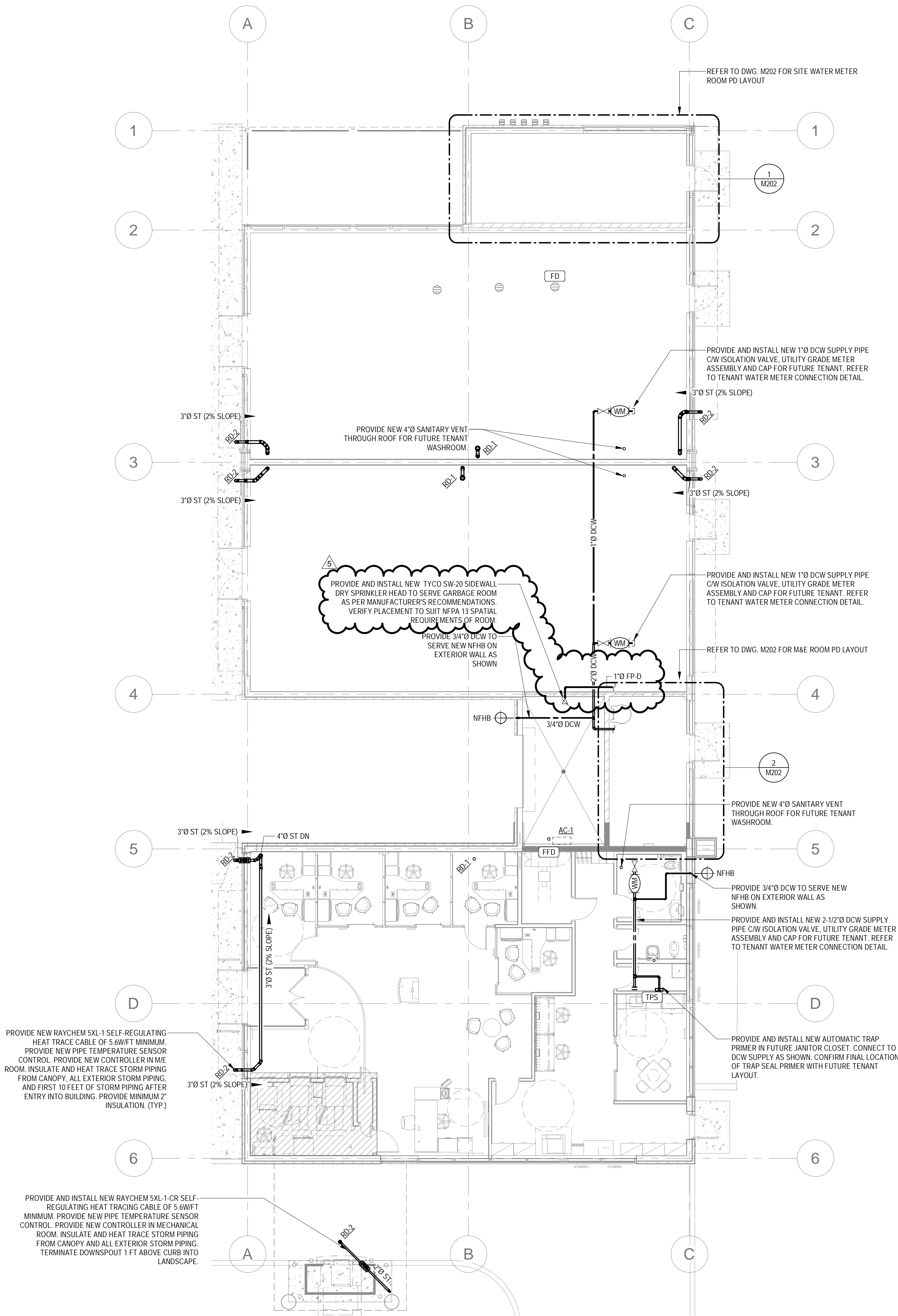
DRAWING
MECHANICAL DETAILS

PROJECT NO.
22-000-176
PROJECT DATE
Issue Date
DRAWN BY
J.S.
CHECKED BY
R.R.
SCALE
NTS

DRAWING NO.
M001B
REV.
5

PLUMBING SHEET NOTES

1. PROVIDE ALL VENTING OF SYSTEMS TO MEET OBC PART 7 REQUIREMENTS WHETHER SHOWN OR NOT.
2. ALL TRAP MUST BE PRIMED IN ACCORDANCE WITH OBC PART 7.
3. INSTALL PLUMBING SYSTEMS AS HIGH AS POSSIBLE. COORDINATE INSTALLATION WITH STRUCTURE, ARCHITECTURE, ELECTRICAL AND OTHER MECHANICAL SERVICES PRIOR TO BEGINNING INSTALLATION. INSTALL ALL PIPING AINN STRAIGHT RUNS PARALLEL OR PERPENDICULAR TO BUILDING LINES UNLESS NOTED OTHERWISE.
4. UNDER NO CIRCUMSTANCES INSTALL ANY OVERHEAD PIPE, HANGER OR MECHANICAL EQUIPMENT LOWER THAN 2100mm (6' 10") AFF.
5. PROVIDE ALL REQUIRED CLEANOUTS IN DRAINAGE SYSTEMS IN ACCORDANCE WITH OBC PART 7, INCLUDING EVERY 6M (20') FOR SINK DRAIN LINES, EVERY 15M (50') FOR PIPE 100mm AND SMALLER, AND EVERY 30M (100') FOR LARGER PIPE HORIZONTALLY AND AT EVERY CHANGE IN DIRECTION OF 15 DEGREES. WHETHER SHOWN OR NOT. CLEANOUTS INSTALLED WITHIN VERTICAL LEADERS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS TO ENSURE THE CLEANOUT IS ON THE CORRECT SIDE OF ANY ENCLOSURES. PROVIDE ACCESS PANELS TO ACCESS ALL CLEANOUTS BEHIND ARCHITECTURAL ENCLOSURES.
6. CLEANOUTS INSTALLED WITHIN VERTICAL LEADERS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS TO ENSURE THE CLEANOUT IS ON THE CORRECT SIDE OF ANY ENCLOSURES. PROVIDE ACCESS PANELS TO ACCESS ALL CLEANOUTS BEHIND ARCHITECTURAL ENCLOSURES. CLEANOUTS IN VERTICAL STACKS SERVING CIBC TENANT SPACE TO BE 16" AFF.
7. REFER TO ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATION OF ALL PLUMBING FIXTURES. COORDINATE FIXTURE ROUGH-IN DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND PLUMBING FIXTURE SHOP DRAWINGS.
8. UNLESS NOTED OTHERWISE, SLOPE DRAINAGE PIPES 75MM (3") AND SMALLER AT MIN. 2%; HORIZONTAL OFFSETS LESS THAN 6M (20') CONNECTING ROOF DRAINS TO RAIN LEADERS AT MIN. 2%; AND ALL OTHER DRAINAGE PIPES AT MIN. 1%.
9. ALL SANITARY BRANCHES TO BE MINIMUM 100MM (4") UNLESS NOTED OTHERWISE.
10. PROVIDE ISOLATION VALVES WHERE REQUIRED FOR CONNECTIONS, UPSTREAM AND DOWNSTREAM AT ALL EQUIPMENT, AT SERVING TO RISERS AND WHERE INDICATED ON THE PLANS.
11. MAKE PENETRATIONS THROUGH FLOORS WATERTIGHT IN WASHROOMS, JANITORIES, RESTS, MECHANICAL ROOMS, AND THROUGH CEILINGS OF ELECTRICAL ROOMS.
12. INSTALL VALVES AND ACCESSORIES TO BE READILY ACCESSIBLE. PROVIDE ACCESS PANELS TO SUIT FINISH OF WALL OR CEILING WHERE REQUIRED. ACCESS DOORS IN FIRE RATED ASSEMBLIES SHALL BE ULC LISTED TO MATCH ASSEMBLY RATING.
13. ALL PIPING THAT PENETRATES AN ARCHITECTURAL FIRE SEPARATION IS TO BE FULLY FIRE STOPPED WITH UL-FIRED FIRE STOP ASSEMBLIES COMPLYING FULLY WITH SPECIFICATION AND AHJ REQUIREMENTS.
14. COORDINATE WITH THE GENERAL CONTRACTOR TO VERIFY THAT ALL REQUIRED MECHANICAL OPENINGS SHOWN ON THE DRAWINGS AND/OR REQUIRED BY THE SPECIFICATIONS ARE PROVIDED IN PRECAST BUILDING ELEMENTS AT THE REQUIRED DRAWING SCALE. REVIEW PRECAST SHOP DRAWING TO VERIFY.



5	2023-08-01	ISSUED FOR ADD M2	DJ
4	2023-07-27	ISSUED FOR ADD M1	DJ
3	2023-07-14	ISSUED FOR TENDER AND PERMIT	DJ
2	2023-06-16	ISSUED FOR PERMIT	DJ
1	2023-04-12	ISSUED FOR COORDINATION	DJ
#	DATE	DESCRIPTION	BY



PROJECT

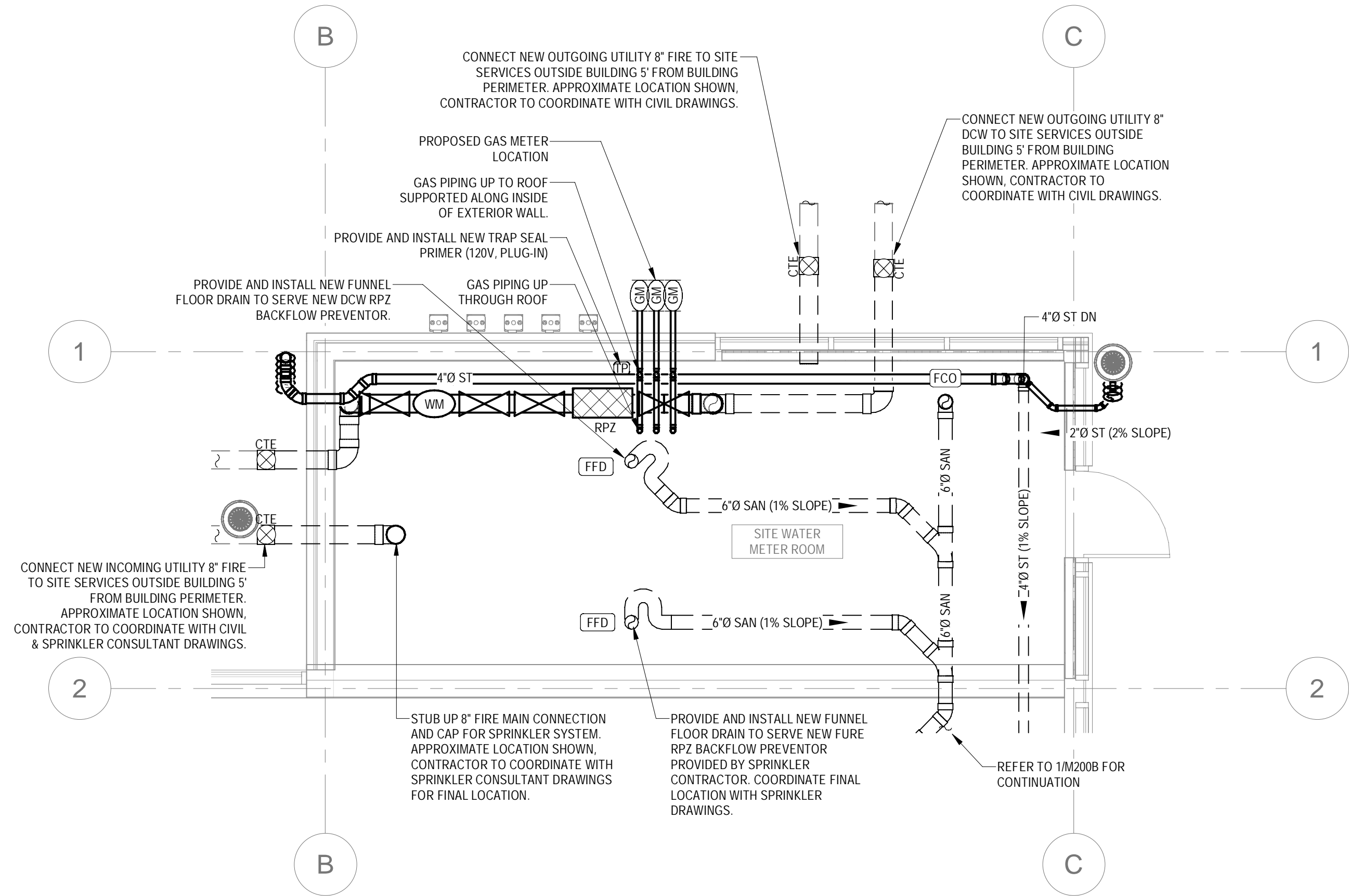
**WINDFIELDS FARMS - BLOCK C2,
PROPOSED BUILDING C5**

WINCHESTER ROAD & SIMCOE STREET, OSHAWA,
ONTARIO

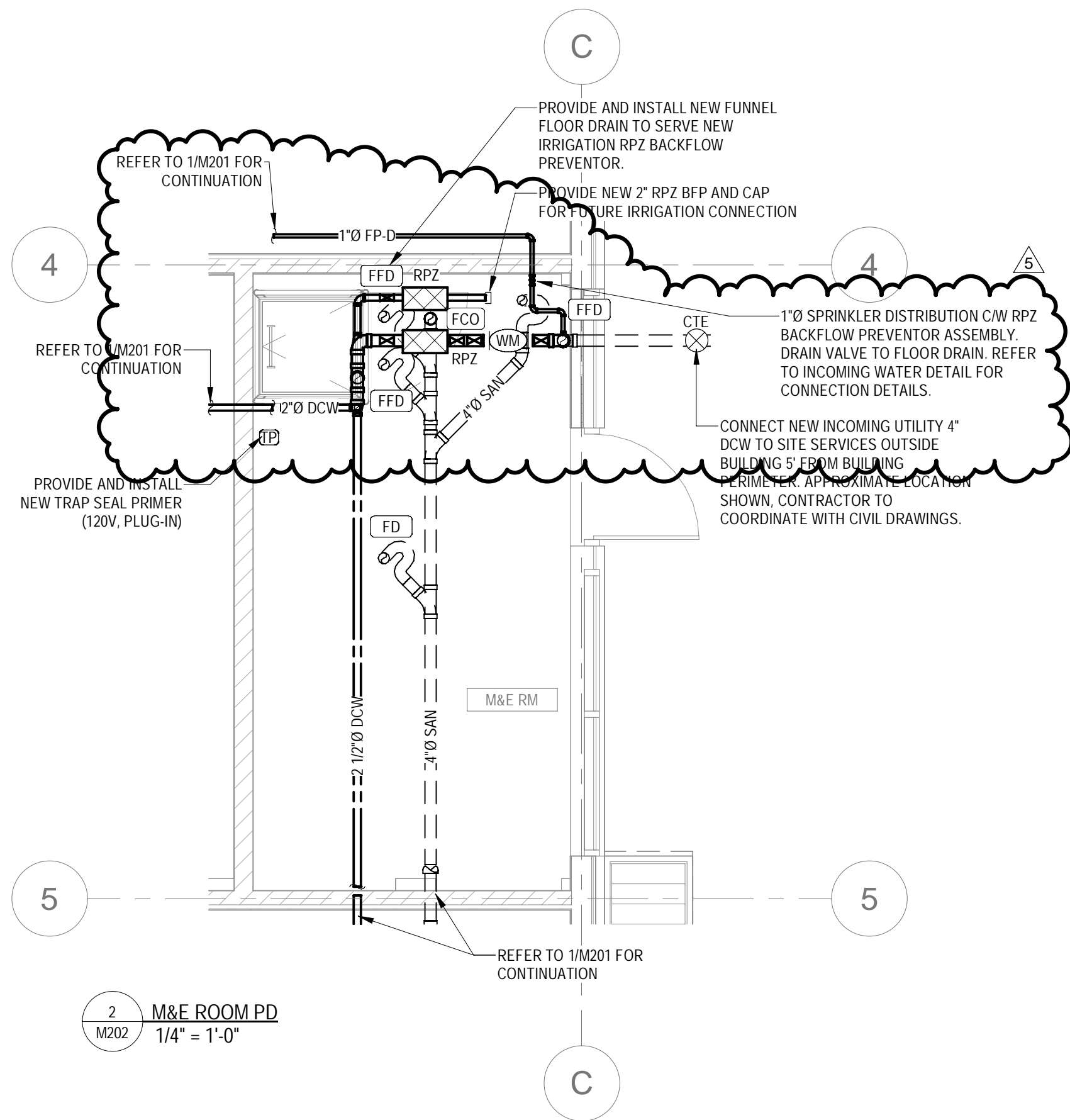
LEVEL 1 PLUMBING PLAN

PROJECT NO. 22-000-176	
PROJECT DATE Issue Date	
DRAWN BY D.C.	
CHECKED BY R.R.	
SCALE 1/8" = 1'-0"	

DRAWING NO. M201	REV. 5
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1 SITE WATER METER ROOM PD
1/4" = 1'-0"



2 M&E ROOM PD
1/4" = 1'-0"

PLUMBING SHEET NOTES

- PROVIDE ALL VENTING OF SYSTEMS TO MEET OBC PART 7 REQUIREMENTS, WHETHER SHOWN OR NOT.
- ALL TRAP MUST BE PRIMED IN ACCORDANCE WITH OBC PART 7.
- INSTALL PLUMBING SYSTEMS AS HIGH AS POSSIBLE. COORDINATE INSTALLATION WITH STRUCTURE, ARCHITECTURE, ELECTRICAL AND OTHER MECHANICAL SERVICES PRIOR TO BEGINNING INSTALLATION. INSTALL ALL PIPING ANIN STRAIGHT RUNS PARALLEL OR PERPENDICULAR TO BUILDING LINES UNLESS NOTED OTHERWISE.
- UNDER NO CIRCUMSTANCES INSTALL ANY OVERHEAD PIPE, HANGER OR MECHANICAL EQUIPMENT LOWER THAN 2100MM (6' 10") AFF.
- PROVIDE ALL REQUIRED CLEANOUTS IN DRAINAGE SYSTEMS IN ACCORDANCE WITH OBC PART 7, INCLUDING EVERY 6M (20') FOR SINK DRAIN LINES, EVERY 15M (50') FOR PIPE 100mm AND SMALLER, AND EVERY 30M (100') FOR LARGER PIPE HORIZONTALLY, AND AT EVERY CHANGE IN DIRECTION OF 135 DEGREES, WHETHER SHOWN OR NOT. CLEANOUTS INSTALLED WITHIN VERTICAL LEADERS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS TO ENSURE THE CLEANOUT IS ON THE CORRECT SIDE OF ANY ENCLOSURES. PROVIDE ACCESS PANELS TO ACCESS ALL CLEANOUTS BEHIND ARCHITECTURAL ENCLOSURES.
- CLEANOUTS INSTALLED WITHIN VERTICAL LEADERS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS TO ENSURE THE CLEANOUT IS ON THE CORRECT SIDE OF ANY ENCLOSURES. PROVIDE ACCESS PANELS TO ACCESS ALL CLEANOUTS BEHIND ARCHITECTURAL ENCLOSURES.
- UNLESS NOTED OTHERWISE, SLOPE DRAINAGE PIPES 75MM (3") AND SMALLER AT MIN. 2%; HORIZONTAL OFFSETS LESS THAN 6M (20') CONNECTING ROOF DRAINS TO RAIN LEADERS AT MIN. 2%; AND ALL OTHER DRAINAGE PIPES AT MIN. 1%.
- ALL SANITARY BRANCHES TO BE MINIMUM 100MM (4") UNLESS NOTED OTHERWISE.
- PROVIDE ISOLATION VALVES WHERE REQUIRED FOR SERVICING, UPSTREAM AND DOWNSTREAM AT ALL EQUIPMENT, AT CONNECTIONS TO RISERS AND WHERE INDICATED ON THE PLANS.
- MAKE PENETRATIONS THROUGH FLOORS WATERTIGHT IN WASHROOMS, JANITOR'S CLOSETS, MECHANICAL ROOMS, AND THROUGH CEILINGS OF ELECTRICAL ROOMS.
- INSTALL VALVES AND ACCESSORIES TO BE READILY ACCESSIBLE: PROVIDE ACCESS PANELS TO SUIT FINISH OF WALL OR CEILING WHERE REQUIRED. ACCESS DOORS IN FIRE RATED ASSEMBLIES SHALL BE ULC LISTED TO MATCH ASSEMBLY RATING.
- ALL PIPING THAT PENETRATES AN ARCHITECTURAL FIRE SEPARATION IS TO BE FULLY FIRE STOPPED WITH UL-LISTED FIRE STOP ASSEMBLIES COMPLYING FULLY WITH SPECIFICATION AND AHJ REQUIREMENTS.
- COORDINATE WITH THE GENERAL CONTRACTOR TO VERIFY THAT ALL REQUIRED MECHANICAL OPENINGS SHOWN ON THE DRAWINGS AND/OR REQUIRED BY THE SPECIFICATIONS ARE PROVIDED IN PRECAST BUILDING ELEMENTS AT THE SHOP DRAWING STAGE. REVIEW PRECAST SHOP DRAWING TO VERIFY.

5	2023-08-01	ISSUED FOR ADD M2	DU
4	2023-07-27	ISSUED FOR ADD M1	DU
3	2023-07-14	ISSUED FOR TENDER AND PERMIT	DU
2	2023-06-16	ISSUED FOR PERMIT	DU
1	2023-04-12	ISSUED FOR COORDINATION	DU
#	DATE	DESCRIPTION	BY



PROJECT
**WINFIELDS FARMS - BLOCK C2,
PROPOSED BUILDING C5**
WINCHESTER ROAD & SIMCOE STREET, OSHAWA,
ONTARIO

DRAWING
**SITE WATER METER ROOM & UTILITY
ROOM ENLARGED VIEW - PD**

PROJECT NO. 22-000-176	
PROJECT DATE Issue Date	
DRAWN BY Author	
CHECKED BY Checker	
SCALE As indicated	



ELECTRICAL ADDENDUM

Project Name:	Winfield Farm Block C	Issued Date:	August 1, 2023
Project Address:	WINCHESTER ROAD & SIMCOE STREET OSHAWA, ONTARIO	E ADD No.:	2
Issued By:	Braydon Kahn	Architect:	Turner Fleischer
Project No.:	22-000-176	Attention:	Edward Uzoma

Note: The contractor shall submit a detailed, itemized quotation of the extra/credit/no charge for the following work which shall be subject to all conditions, quality of workmanship and materials as described in the specifications for all trades for the above-mentioned project. This Proposed Change does not authorize the contractor to proceed with the work or order any materials, unless instructed by the Owner or by the Consultant. This Proposed Change does not in any way relieve the contractor of the responsibility to meet the Tender project schedule.

Description:

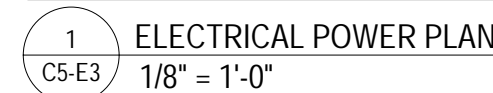
1. Drawing #ES2 (Re-Issued)

1.1. Building lighting quantity and location revised.

Reason for Change:

Updates based on architectural revisions.

End of Addendum #E2



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3 WATER ROOM DETAIL PLAN
C5-E3 1/4" = 1'-0"

7	2023-08-01	ISSUED FOR ADD E2	BK
6	2023-07-27	ISSUED FOR ADD E1	BK
5	2023-07-14	ISSUED FOR PERMIT & TENDER	BK
4	2023-07-07	ISSUED FOR COORDINATION	BK
3	2023-06-16	ISSUED FOR COORDINATION	BK
2	2023-06-15	ISSUED FOR COORDINATION	BK
1	2023-03-30	ISSUED FOR 90% REVIEW	BK
#	DATE	DESCRIPTION	BY

PROJECT

**WINDFIELDS FARMS - BLOCK C2
PROPOSED BUILDING C5**

WINCHESTER ROAD & SIMCOE STREET, OSHAWA,
ONTARIO

ELECTRICAL POWER PLAN

PROJECT NO. 22-000-176	
PROJECT DATE 2023-03-06	
DRAWN BY RM	
CHECKED BY BK	
SCALE As indicated	

DRAWING NO.	REV.
C5-E3	7